

## Zoning Districts (Miami-Dade County)

### Article XIII. GU, Interim District

#### Sec. 33-194. Boundary.

The boundary of GU Interim District shall be the entire unincorporated area of the County, excepting the area specifically covered by another district.

#### Sec. 33-196. Standards for determining zoning regulations to be applied to GU property.

(A) All properties in the GU District, which are inside the Urban Development Boundary, as shown on the Land Use Plan Map of the Comprehensive Development Master Plan, and which have not been previously trended or otherwise approved through the public hearing process for a specific use, shall be subject to the following trend determination process:

If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting the evaluation to separate geographic areas, which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full-and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33-311 of the Code. If no trend of development has been established in the GU neighborhood, minimum standards of the EU-2 District shall be applied. All lots subject to compliance with the standards of the EU-2 District shall contain a minimum land area of five (5) acres gross, unless a larger minimum lot size is required by the Comprehensive Development Master Plan.

Notwithstanding the foregoing, certain platting activity occurring prior to April 12, 1974, which created lots meeting the minimum requirements of the EU-1 District on April 12, 1974, shall qualify such lots for those uses permitted in the EU-1 District. Those lots shall include only those lots indicated on:

- (1) Plats recorded prior to April 12, 1974; and
- (2) Tentative plats approved as of April 12, 1974, and finally approved and recorded within ninety (90) days after such approval; and
- (3) A tentative plat for single-family residential lots approved prior to April 12, 1974, if each lot in the approved tentative plat met the minimum standards of the EU-1 District, provided that no final plat or other tentative plat for the subject property was approved after April 12, 1974, and that as of December 31, 2003, a majority of the lots indicated on the tentative plat had been improved with residences pursuant to building permit in accordance with the tentative plat's provisions; and
- (4) Waivers of plat approved prior to April 12, 1974; and

Parcels, other than the aforementioned platted lots or tentatively approved plat lots, that prior to April 12, 1974 were purchased under a contract for deed or deeded and met the minimum requirements of the EU-1 District shall be qualified for those uses permitted in the EU-1 District. However, if such deeded parcels were contiguous to and under the same ownership on April 12, 1974, and such deeded contiguous parcels are less than the five-acre minimum site size of the EU-2 District, but exceed the minimum standards of the EU-1 District, such property shall be considered as one parcel of land and cannot be divided or used except as one lot.

(B) All properties in the GU District, which are outside of the Urban Development Boundary as shown on the Land Use Plan Map of the Comprehensive Development Master Plan and which have not been previously trended by the Department or otherwise approved through the public hearing process for a specific use, shall be governed by the following regulations:

(1) All properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan shall comply with the regulations of the AU (Agricultural) District. Exceptions to this requirement are those properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan lying within the Areas of Critical Environmental Concern pursuant to Chapter 33B of this Code. Such properties shall comply with the regulations applicable under Chapter 33B.

(2) All properties designated Open Land or Environmental Protection on the Land Use Plan Map of the Comprehensive Development Master Plan shall be subject to the trend determination process outlined in Section 33-196(A). Exceptions to this requirement are those areas lying within the East Everglades Area Boundaries pursuant to Section 33B-13, which shall comply with the regulations applicable under the East Everglades Zoning Ordinance pursuant to Chapter 33B, and those areas within the Rockmining Overlay Zoning Area, which shall comply with the regulations contained in Article XLI of this code.

#### Article XIV. RU-1, Single-Family Residential District

##### Sec. 33-199. Uses--Permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed, structurally altered or maintained for any purpose in a RU-1 District which is designed, arranged or intended to be used or occupied for any purpose other than the following, unless otherwise specifically provided herein:

(1) Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage.

(1.1) Workforce housing units in compliance with the provisions of Article XIIA of this code.

(2) Municipal recreation building, playgrounds, parks or reservations owned and operated by a municipality, County, State or the United States Government.

(2.1) Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association, provided same is approved in conjunction with approval of the subdivision at time of site plan approval or plat.

(3) Golf courses.

(4) Business telephone will be permitted in a residence provided no truck, heavy equipment, or similar vehicle is kept on the property and no storage or any other business activity is carried on.

(5) Noncommercial boat piers or slips for docking of private watercraft incidental to an existing residential use, except houseboats without power.

(6) Reserved.

(7) Servants' quarters, only upon approval after public hearing.

(8) Noncommercial pigeon lofts, provided the pigeons shall be housed in a structure meeting the requirements of the building code and the requirements of these regulations for accessory buildings; the activity shall be conducted in a manner meeting the requirements of the Health Department, provided birds shall not be exercised later than two (2) hours after sunrise and more than two (2) hours before sunset.

(9) Notwithstanding anything to the contrary in this Code, family day care and after-school care for children is permitted upon compliance with the following conditions:

- (a) That the total number of children on the premises does not exceed five (5) in number, including in the count only preschool children of the resident family. Preschool children shall consist of children five (5) years of age or younger.
- (b) That the age of the children, excluding those of the resident family, shall not exceed eleven (11) years of age.
- (c) That the applicant secure a license from the Florida Department of Health and Rehabilitative Service to operate a family day care home at the subject property.
- (d) Where applicable, compliance with the requirements of this Code pertaining to educational and child care facilities.
- (e) Upon compliance with all conditions enumerated, a certificate of use and occupancy is secured from the Department.
- (f) That the facility shall comply with the safety barrier requirements and restrictions enumerated in Section 33-151.18(j).
- (10) A group home shall be permitted in a dwelling unit provided:
  - (a) That the total number of resident clients on the premises not exceed six (6) in number.
  - (b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or sponsoring agency promptly notify the Director of the Building and Zoning Department of said licensure no later than the time of home occupancy.
  - (c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.
- (11) Reserved.

#### Sec. 33-200. Same--Prohibited.

The following uses shall be prohibited in any RU-1 District, Single-family Residential District:

- (1) Bee hives or the breeding or raising of any insects, reptiles or animals other than customary pets.
- (2) The keeping, breeding, or maintaining of horses, cattle or goats.
- (3) The raising of poultry or fowl.

### Article XXIV. BU-1, Neighborhood Business District

#### Sec. 33-237. Purpose.

The purpose of the BU-1, Neighborhood District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood.

#### Sec. 33-238. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed or structurally altered or maintained in any BU-1 District, which is designed, arranged or intended to be used or occupied for any purpose, except for one (1) or more of the following uses:

- (1) Residential uses may be permitted as a combination of permitted business uses and residential uses housed in the same building; the floor area of the residential use shall not exceed fifty (50) percent of the floor area of the building.
  - (1.1) Workforce housing units in compliance with the provisions of this section and Article XIIA of this code.
  - (2) Antique shops.

(3) Apparel stores selling new and/or used merchandise, provided such establishments offering used merchandise contain not more than four thousand (4,000) square feet of gross floor area. The incidental sales of used jewelry, used toys, and used furniture shall be permitted in conjunction with the sales of used apparel, provided that the floor area devoted to the display of those incidental sales items does not exceed thirty (30) percent of the total gross floor area of the apparel store.

(4) Art good stores, artist studios and photograph shops and galleries.

(5) Attended, non-motorized donation collection vehicles as described in Section 33-19; provided, however, that such attended non-motorized donation collection vehicles are placed only on improved property on sites of not less than one-half acre in size, in compliance with required setbacks, and not in required landscape areas or required parking areas and not in an area which would impede traffic circulation. It is further provided, that no attended non-motorized donation collection vehicle shall be placed within twenty-six hundred (2600) feet of another non-motorized donation collection vehicle; the distance shall be measured by following a straight line from the nearest property line where the proposed attended, non-motorized donation collection vehicle is to be located to the nearest property line of an existing attended, non-motorized donation collection vehicle. Notwithstanding any ordinance, resolution or administrative order to the contrary no fee shall be charged for the issuance of a certificate of use and occupancy.

(6) Banks, excluding drive-in teller service.

(7) Beauty parlors.

(8) Bakeries, retail only (baking permitted on premises).

(9) Barber shops.

(10) Bicycle sales, rentals and repairs (non-motorized).

(10.1) Computer, video, videogame and DVD stores, including the retail sale or rental of new hardware, software, players, videotapes and videogames, consoles, and related computer, video, videogame and DVD products, and the ancillary resale or exchange of pre-played computer, video, videogame and DVD products, provided such establishments contain not more than four thousand (4,000) square feet of floor area.

(11) Confectionery, ice cream stores and dairy stores.

(12) Conservatories and music and dance schools, provided no such establishment is located within five hundred (500) feet of any RU, or EU District except after approval after public hearing.

(13) Dairy stores.

(13.5) Drugstores.

(14) Donated goods centers for the acceptance only of new or used merchandise, upon compliance with the following conditions:

(a) The portion of the donated goods center which is open to the public shall not exceed 2000 square feet;

(b) A solid wall shall separate the public area of the donated goods center from the balance of the said center and shall prevent public access to the balance of said center;

(c) The donated goods center must be operated by an organization which has been incorporated as a not-for-profit organization under the laws of the State of Florida for a charitable purpose and which has been declared exempt from the payment of federal income taxes by the United States Internal Revenue Service;

(d) The donated goods must be accepted by personnel directly employed by or volunteers for the not-for-profit organization;

(e) The monetary proceeds resulting from the sale of donations collected at a donated goods center must be used in accordance with the organization's charitable purpose pursuant to Section 33-238(14)(c) to benefit persons within the boundaries of Miami-Dade County or

outside of Miami-Dade County to provide emergency relief for victims of natural, man-made or economic disasters;

(f) The operation of the donated goods center, the collection and use of donations and proceeds thereof must be conducted by said not-for-profit organization and not by a licensee, subcontractor or agent of the not-for-profit organization;

(g) A declaration of use in a form meeting with the approval of the Director shall be submitted to the Department prior to the issuance of a certificate of use and occupancy specifying compliance with the foregoing conditions. Said declaration of use shall include a floor plan for the intended use as required by the Department.

(15) Florist shops.

(16) Grocery stores, fruit stores, health food stores, delicatessen, meat and fish markets and other similar food stores, provided such establishments contain not more than four thousand (4,000) square feet of floor area.

(17) Hardware stores.

(18) Information booth, gate house and security station. The structure housing these uses shall comply with principal building setback requirements but need not comply with any minimum square foot requirements for the districts.

(19) Interior design shops, office and display only.

(20) Jewelry stores, including incidental sales and purchases of used jewelry.

(21) Leather goods and luggage shops.

(22) Mail order offices, without storage of products sold.

(22.1) Museum.

(23) Newsstand.

(24) Office buildings.

(25) Optical stores.

(26) Paint and wallpaper stores.

(27) Photograph galleries.

(28) Pottery shops.

(29) Restaurants and coffee houses or dining room where kitchen is screened or located altogether within an enclosed building or room and with ample provisions for carrying away or dissipating fumes, odors, smoke or noise and where premises are so arranged and the business is so conducted as not to be offensive or obnoxious to occupants of adjoining premises or to passersby. Restaurants and outdoor (where approved by public hearing) cafes may serve alcoholic beverages where such service is strictly incidental to the service of food and from a service bar only provided no entertainment of any kind is furnished. No sign of any type or character shall be exhibited or displayed to the outside denoting that alcoholic beverages are obtainable within.

(29.1) Religious facilities located inside the Urban Development Boundary. Religious facilities outside the Urban Development Boundary will be permitted only upon approval after public hearing.

(30) Schools, subject to compliance with the requirements of sections 33-151.11 through 33-151.22 of this code.

(31) Self-service post office which contains mechanical or computer equipment designed to provide limited postal service for walk-up trade.

(32) Shoe stores and shoe repair shops.

(33) Sporting goods stores.

(34) Tailor shops, provided such establishments contain not more than four thousand (4,000) square feet of floor area.

(35) Tobacco shops.

(36) Variety stores, provided such establishments contain not more than four thousand (4,000) square feet of floor area.

(37) Any property in a BU District may be used as access for egress and ingress only to property zoned in any BU classification or in any IU classification provided that both properties are under the same ownership.

(38) Outside walk-up window service (no outside stools, chairs or tables), in connection with establishments where the principal use is selling food and drink products, and where a sidewalk of at least seven (7) feet in width abuts the store unit concerned.

#### Article XXV. BU-1A, Limited Business District

##### Sec. 33-246. Purpose.

The purpose of the BU-1A, General Business District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods.

##### Sec. 33-247. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, maintained or occupied for any purpose in any BU-1A District, except for one (1) or more of the following uses:

(1) All uses permitted in the BU-1 District except that residential uses are subject to approval at a public hearing.

(1.1) Amusement center as defined in Section 33-1(5.1).

(2) Auditoriums.

(3) Automobile new parts and equipment, sales only.

(4) Automobile and light truck, new sales agency or rental shall be permitted only upon approval after public hearing and subject to the following conditions:

(a) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Director and the Director of the Public Works Department for ingress or egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

(b) That a decorative masonry wall at least five (5) feet in height shall enclose the vehicle storage area and repair area approved through public hearing. The placement of said wall and openings through same shall comply with the requirements contained elsewhere in this article.

(c) That all outdoor paging or speaker systems are expressly prohibited.

(d) That no repair work of any type is permitted on premises unless approved after public hearing.

(e) That accessory used vehicle sales shall be permitted providing said vehicles are late model and in operable condition.

(f) That the applicant obtain a certificate of use and occupancy which shall be automatically renewable yearly upon compliance with all terms and conditions applicable.

(5) Automobile service stations (which may include facilities available for sale of other retail products and services related to the servicing of automobiles) including rental of single axle hauling trailers. Plans for paved areas, driveways or curb cuts of service stations shall be submitted to and approved by the Department of Public Works and, where required, the Florida State Department of Transportation before a permit can be issued. As an accessory use, the service stations may perform minor automobile repairs as herein listed:

(a) Sale and servicing of spark plugs and batteries.

(b) Tire repair and servicing, but no recapping.

- (c) Replacement of mufflers and tailpipes, water hose, fan belts, brake fluids, light bulbs, floor mats, seat covers, wiper blades, arms for windshields and replacement of grease retainers and wheel bearings.
- (d) Radiator cleaning and flushing.
- (e) Washing and polishing.
- (f) Greasing and lubrication.
- (g) Exchanging fuel pumps and installing fuel lines.
- (h) Minor servicing or replacement of carburetors.
- (i) Emergency wiring repairs.
- (j) Adjusting brakes and installing or exchanging brake shoes.
- (k) Tuning engines, with the exception of grinding valves, cleaning carbon or removing the head of engines and/or crankcases.
- (l) Wheel balancing and aligning.
- (m) Shock absorbers.
- (6) Automobile self-service gas stations (as defined in Section 14-9 of the Code), subject to the following restrictions:
  - (a) Compliance with Chapter 14, Section 9 (fire prevention code).
  - (b) Attendant-control area to have clear visibility to all pumps, and this shall prohibit the use of attraction signs on the windows of said attendant-control area.
  - (c) Parking will be provided on the basis of one (1) space for each three hundred (300) square feet of retail product sales area, with a minimum of three (3) spaces which will be designed so as not to interfere with the gasoline dispensing operation.
  - (d) Where the gasoline/retail product sales uses are designed as one (1) structure, the building will receive full credit and the canopy one-half ( 1/2) credit toward the minimum square foot building requirement.
- (7) Automobile storage within a building.
- (8) Automobile tires, batteries and accessories (new) retail only installation permitted.
- (9) Automobile washing.
- (10) Bait and tackle shops.
- (11) Banks, including drive-in teller service.
- (12) Billiard rooms and pool rooms.
- (13) Boats carrying passengers on excursion, sightseeing, pleasure or fishing trips.
- (14) Bowling alleys, provided that such establishments are not located closer than five hundred (500) feet to an RU, or EU District, unless such building is so constructed as to prevent the emission of sound and vibration.
- (15) Convention halls.
- (16) Dancing halls or dancing academies in air conditioned buildings providing no intoxicating beverages of any kind are served, providing that such establishments are not located closer than five hundred (500) feet to an RU, or EU District, unless such building is so constructed as to prevent the emission of sound and vibration.
- (17) Dog and pet hospitals in air-conditioned buildings.
- (17.1) Donated goods centers, including drive-through drop-off facilities, for the acceptance and sale of new or used merchandise, excluding furniture and major appliances, upon compliance with the following conditions:
  - (a) The donated goods center must be operated by an organization which has been incorporated as a not-for-profit organization under the laws of Florida for a charitable purpose and which has been declared exempt from the payment of federal income taxes by the United States Internal Revenue Service;
  - (b) The donated goods must be accepted by personnel directly employed by or volunteers for the not-for-profit organization;

- (c) The monetary proceeds resulting from the sale of said merchandise must be used in accordance with the organization's charitable purpose to benefit persons within the boundaries of Miami-Dade County or outside of Miami-Dade County to provide emergency relief for victims of natural, man-made or economic disasters;
- (d) The operation of the donated goods center, the collection and use of donations and proceeds thereof must be conducted by said not-for-profit organization and not by a licensee, subtenant, subcontractor or agent of the not-for-profit organization;
- (e) The merchandise sold in the donated goods center must be neatly sorted and displayed.
- (18) Dry cleaning establishments, using nonflammable solvents in self-contained dry cleaning units of the Prosperity type or Dedrick type or an equal approved by the Director, provided such establishments contain not more than four thousand (4,000) square feet of floor area.
- (19) Electrical appliance and fixtures stores including related repair shops.
- (20) Employment agencies.
- (21) Furniture stores, retail of new merchandise only.
- (22) Grocery stores.
- (23) Handcrafted-products shop.
- (24) Health and exercise clubs, including bath and massage parlors.
- (24.1) Home improvement centers, subject to the conditions enumerated below. As used herein, a home improvement center is a facility engaged in the retail sale of a variety of home improvement products, including hardware, appliances, cleaning supplies, construction supplies, electrical and plumbing fixtures and supplies, paint and wall coverings, lumber, pool supplies, and tools as well as lawn and garden supplies. As an accessory use, a home improvement center may offer the short-term rental of tools, compressors, chain saws, ladders, post-hole diggers, hand trucks and similar light equipment as well as trucks (subject to the limitations set forth below). Additionally, a home improvement center may perform customer-requested cutting of pre-cut wood products and other products offered for sale, provided such cutting is done within the roofed area of the principal building.
- (a) Lawn, garden and pool supplies may also be stored, displayed and sold from attached areas with or without a solid roof, subject to the following limitations:
- (1) such storage, display and sales areas does not exceed thirty-five percent (35%) of the home improvement center's gross building floor area; and
- (2) all such storage, display and sales areas must be enclosed by a solid masonry wall or ornamental metal picket fence or combination thereof, a minimum of eight (8) feet in height. The items stored within these areas shall not exceed the height of the wall or metal picket fence. Openings for ingress and egress purposes, restricted to the narrowest width necessary, are permitted, subject to site plan review; and
- (3) setbacks as required for the principal building shall apply to all storage, display and sales areas; and
- (4) parking for the home improvement center, including such storage, display and sales areas, shall be provided in accordance with Section 33-124(h)(3.1) herein.
- (b) The rental of trucks for the convenience of customers purchasing items only shall be permitted at home improvement centers with greater than one hundred thousand (100,000) square feet of gross floor area, subject to the following limitations:
- (1) The total number of trucks available for rental shall not exceed five (5);
- (2) The location of storage areas for rental trucks shall be subject to site plan review;
- (3) Storage areas for rental trucks shall not utilize any of the facility's minimum required parking spaces; and
- (4) No repairs or maintenance of rental trucks shall take place on the premises.



Loading dock facilities for the purpose of supplying the home improvement center shall be oriented away from adjacent residential zoning districts unless screened from view by a masonry wall of not less than six (6) feet in height but not more than eight (8) feet in height.

(25) Junior department stores.

(26) Lawn mowers, retail, sales and service.

(26.1) Medical observation dormitory as defined in Section 33-1(69.05) subject to the following conditions:

(a) That such uses on sites of ten (10) net acres or more shall be approved only after public hearing;

(b) That such uses shall be located on sites having frontage on a major access road, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways;

(c) Minimum five (5) foot high masonry wall be provided along all perimeter property lines abutting residentially zoned property, penetrated only at points approved by the Directors of the Planning and Zoning Department and the Public Works Department for ingress and egress;

(d) That the facility is located on a site consisting of at least three (3) or more net acres;

(e) That research conducted at the property shall be limited to testing of normal healthy volunteers and of clinically stable representatives of the diseased states for which medications being tested are ultimately intended;

(f) That protocols that require treating of mentally ill subjects, including persons with any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities, shall not be performed at the research facility;

(g) That such use shall be located no less than twenty-five hundred (2,500) feet from any other such establishments. For the purposes of this subsection, the distance shall be measured by following a straight line from the front door of the proposed place of business to the nearest property line of the existing place of business. For the purpose of establishing the distance between such establishments, the operator shall furnish a certified sketch of survey from a registered engineer or surveyor. Such sketch shall indicate the distance between the proposed place of business and any existing establishment within 2,500 feet. Each sketch shall indicate all such distances and routes. In case of dispute, the measurement scaled by the director shall govern;

(h) That the operator obtains an annually renewable certificate of use and occupancy for such use on the property.

(27) Mortuaries or funeral homes.

(28) Motorcycles sales and repair.

(29) Natatoriums.

(30) Open-air theaters.

(31) Package stores in shopping centers provided the shopping center is in full compliance with all provisions of Section 33-150(E)(9) of this Code.

(32) Pet shops, pet care centers and dog beauty parlors in air-conditioned buildings.

(33) Post office stations and branches, operated by postal service employees or agents, which directly serve the public.

(34) Printing shops.

(35) Private clubs.

(36) Propagating and growing plants for sale. Fertilizers, manure, compost and soil shall be limited for sale. Fertilizers, manure, compost and soil shall be limited in quantities for immediate use and shall be kept at least two hundred (200) feet from residential buildings in RU and EU Districts.

(37) Pubs and bars if approved at public hearing.

(37.1) Restaurants providing an accessory children's outdoor playground facility subject to the following requirements:

- (a) The restaurant providing such an accessory use shall contain not less than two thousand five hundred (2,500) square feet of improved building area;
- (b) The total outdoor playground area shall not exceed thirty-five (35) percent of the square footage of the subject restaurant structure;
- (c) The playground equipment shall be the non-mechanical type and shall be designed and intended for children two (2) through twelve (12) years of age;
- (d) The playground shall be immediately adjacent to, visible from, and accessible from the indoor patron area;
- (e) The playground area shall be enclosed with a masonry wall or fence not less than four (4) feet in height and any gates shall be of the spring lock type, so that they shall automatically be in a closed and fastened position at all times; and
- (f) The playground area shall not reduce required parking or landscaping for the site and shall be set back no less than ten (10) feet from any property line and in compliance with all Code requirements;

(g) Site plan review and approval shall be required as provided in Section 33-251.5.

(37.2) Restaurants with an accessory cocktail lounge-bar use, subject to compliance with Article X, Alcoholic Beverages, of this code.

(38) Self-service storage facility. Use will only be permitted upon the submission of a site plan which shall be approved at public hearing. "Self-service storage facility" shall be defined as a fully enclosed space used for warehousing which contains individual storage units with floor area no greater than four hundred (400) square feet and an interior height not to exceed twelve (12) feet. No wholesale or retail sales are permitted.

(39) Skating rinks, provided same are not located closer than one thousand (1,000) feet to an RU or EU District, or any lawful existing residential use, provided that such building is so constructed as to prevent the emission of sound and vibration. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the skating rink structure to the nearest residential property line. For purposes of establishing such distances, the applicant for skating rink use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

(40) Supermarkets.

(41) Tailor shops.

(42) Telegraph stations.

(43) Telephone exchange.

(44) Theaters for live stage production and motion pictures.

(45) Variety stores.

(46) Rentals of trucks other than light trucks are allowed in conjunction with and ancillary to self-storage facilities, providing the following conditions are met in addition to those specified in sub-articles (4)(a) and (4)(c)--(f) above:

(i) That a decorative masonry wall at least eight (8) feet in height shall enclose the vehicle storage area and repair area. The placement of said wall and openings through same shall comply with the requirements contained elsewhere in this article. Prior to the granting of any building permit for such wall, the permit applicant shall post with the director a bond in the amount of two thousand five hundred dollars (\$2,500.00) to provide for the costs of removal of graffiti from the wall by the department as provided in Section 21-30.1(d)(6), Code of Miami-Dade County, as amended, should the applicant fail after notice to remove such graffiti.

(ii) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least forty-eight (48) inches high at the time of planting, or other reasonable landscape plans acceptable to the department.

- (iii) That there be no rental of any truck having a net vehicle weight exceeding twelve thousand six hundred pounds (12,600) pounds.
- (iv) That for each one hundred (100) self-storage units there shall be no more than one (1) rental truck stored, e.g., 1--100 units: 1 rental truck; 101--200 units: 2 rental trucks, etc.; provided however, no more than eight (8) rental trucks may be stored on the premises.
- (v) That no building in the area enclosed by the wall shall exceed two (2) stories in height.
- (vi) That no loading or unloading of trucks is permitted outside the enclosed area and all trucks must be stored inside the enclosed area at all times.
- (vii) That there shall be no repairs or maintenance work on vehicles on the premises of the self-storage facility.
- (viii) That the area of self-storage facilities be not less than 2.5 acres.

#### Article XXVI. BU-2, Special Business District

##### Sec. 33-252. Purpose.

The purpose of the BU-2, Regional Shopping Center and Office Park District, is to provide for large scale commercial and/or office facilities which service the needs of large urban areas.

##### Sec. 33-253. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, occupied or maintained for any purpose in any BU-2 District except for one (1) or more of the following uses:

- (1) All uses permitted in the BU-1 and BU-1A Districts except that residential uses are subject to approval at a public hearing.
- (2) Automobile parking garages, not over six (6) stories in height, shall be permitted provided they are not located closer than two hundred (200) feet to an RU-1, RU-2, RU-TH or EU District or to a hospital, church or building used for public assemblage. Automobile parking garages shall meet all open space, lot coverage and other applicable requirements of this article.

##### 2.1 Hospitals (other than animal hospitals), subject to the following conditions:

- (a) That such uses shall be on sites of at least ten (10) net acres;
- (b) That the facility shall have capacity for a minimum of one hundred (100) beds.
- (c) The certificate of use for the hospital shall be annually renewed.
- (d) That the hospital operates a 24 hour emergency room.
- (e) Notwithstanding the provisions of Section 33-253.3 of this Code, the net lot coverage permitted for all buildings on the site shall not exceed 50% of the total lot area; the floor area ratio shall be fifty one-hundredths (0.50) at one (1) story and shall be increased by fourteen-one hundredths (0.14) for each additional story up to eight (8) stories, and thereafter the floor area ratio shall be increased by six-one-hundredths (0.06) for each additional story. Structured parking shall not count as part of the floor area, but shall be counted in computing building height and number of stories. Enclosed or nonenclosed mall areas shall not count as part of the floor area, for floor area ratio computation purposes, nor as part of the lot coverage.
- (f) Notwithstanding the provisions of Section 33-253.4 of this Code, the minimum landscaped open space at one (1) story shall be fourteen percent (14%).

The minimum landscaped open space shall be increased by one (1) percent for each additional story or part thereof, up to eight (8) stories, thereafter the landscaped open space shall increase by two (2) percent for each additional story or part thereof. For the purpose of computing the amount of required landscaped space where the building height varies, the number of stories shall be equal to the sum of the products of the number of stories of each part of the building(s) of a different height times its floor area divided by the sum of the floor area of all parts of the building(s). Said open space shall be extensively landscaped with grass,

trees and shrubbery. Water areas may be used as part of the required landscaped open space provided such water areas do not exceed twenty (20) percent of the required landscaped open space. The specific areas within enclosed or nonenclosed malls which are landscaped with grass, trees and/or shrubbery, water areas therein, and areas therein with permanent art display may be used as part of the required landscaped open space provided such areas do not exceed ten (10) percent of the required landscaped open space. Landscaping and trees shall be provided in accordance with Chapter 18A of this Code.

(g) That such uses shall be located within sites having frontage on a major access road, including major roadways (three (3) or more lanes), section or half section line roads and/or frontage roadways serving limited access highways and expressways.

(h) The site shall meet and comply with the provisions of Section 33-253.7 of this Code, except that the wall may be penetrated at points approved by the Directors of the Planning and Zoning Department and the Public Works Department for ingress and egress to afford pedestrian or vehicular access between the sites, and if the property where the facility is located is separated from the AU, GU, RU or EU zoned property by a canal or a previously existing, dedicated and improved roadway, then a wall shall not be required on that portion of the property which is separated by the canal or roadway.

(2.2) Hotel and motel uses, subject to all provisions of the RU-4A District pertaining to such uses.

(3) Liquor package stores.

(4) Major department stores.

(5) Marinas for the following purposes only: Commercial boat piers or slips for docking purposes; yacht or boat storage, for laying up, but not for repairs or overhaul; and boats carrying passengers on excursion, sightseeing, pleasure or fishing trips.

(6) Night clubs located no closer than five hundred (500) feet of any RU or EU District, if approved at a public hearing.

(7) Office parks.

(8) Pubs and bars.

(9) Regional shopping centers.

#### Article XXVII. BU-3 Liberal Business District

Sec. 33-254. Purpose.

The purpose of the BU-3 Liberal Business District is to provide for large scale commercial activities.

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

(1) All uses permitted in the BU-1, BU-1A and BU-2 Districts except that residential uses shall not be permitted.

(2) Airports, airport hangars and airplane repair facilities.

(3) Automobile and truck services and facilities including:

(a) Open lot car and truck sales new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:

(1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property

lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

(2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.

(3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.

(4) That such uses be conducted on sites consisting of at least one (1) net acre.

(5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.

(6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.

(7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).

(8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.

(9) All outdoor paging or speaker systems are expressly prohibited. This provision (9) shall also apply to all establishments in existence as of September 10, 1996..

(b) Open lot car rental.

(c) Automobile parts, secondhand from store building only.

(d) Automobile body and top work and painting.

All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of the effective date of this ordinance.

(4) Bakeries, retail and wholesale.

(5) Barbecue stands or barbecue pits provided that establishments using wood burning for cooking are permitted only upon approval at a public hearing.

(6) Bottling of beverages.

(7) Cabinet working and carpentry shops.

(8) Cold storage warehouse and pre-cooling plants.

(9) Contractor's plants and storage yards.

(9.1) Dog kennels, as an exception to Section 33-256.5, subject to the following conditions:

(a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise runs are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.

(b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.

(c) All kennel buildings shall be soundproofed and air-conditioned.

(d) An administrative site plan review (ASPR) shall be required. The site plan shall show all fencing, berms, and soundproofing designed to mitigate the noise impact of the kennel on the surrounding properties.

(10) Dry cleaning and dyeing establishments.

(11) Engines, gas, gasoline, steam and oil; sales and service.

(12) Feed, hay and other livestock supplies.

(13) Fertilizer stores.

- (14) Garage or mechanical service. \* including automobile repairs, body and top work and painting. All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of September 10, 1996.
- (15) Glass installation.
- (16) Gun shops.
- (17) Leather goods manufacturing, excluding tanning.
- (18) Locksmith shops, sharpening and grinding shops.
- (19) Lumber yards.\*
- (20) Pawnbrokers shall be permitted only upon approval after public hearing.
- (21) Poultry markets and commercial chicken hatcheries.\*
- (22) Railroad motor truck and water freight and passenger stations.
- (23) Secondhand stores for the disposal of furniture, fixtures and tools.
- (23.1) Self-service mini-warehouse storage facility. "Self-service mini-warehouse storage facility" shall be defined as a fully enclosed space used for warehousing which contains individual storage units with floor area no greater than four hundred (400) square feet and an interior height not to exceed twelve (12) feet. No business or business activity, and no wholesale or retail sales are permitted in an individual storage area within a self-service mini-warehouse storage facility.
- (a) Ancillary rentals of trucks other than light trucks are permitted in conjunction with a self-service mini-warehouse storage facility, providing such facility is situated on a site containing not less than 2.5 acres gross, subject to compliance with the following requirements:
- (1) That a decorative masonry wall at least 8 feet in height shall enclose the rental truck storage area; and
- (2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and
- (3) That there be no rental of any truck having a net vehicle weight exceeding 12,600 pounds; and
- (4) That for each 100 self-storage units there shall be no more than two rental trucks stored, e.g., 1-100 units: 2 rental trucks; 101-200 units: 4 rental trucks, etc.; provided however, no more than ten rental trucks may be stored on the premises; and
- (5) That no loading or unloading of trucks is permitted outside the enclosed area and all trucks must be stored inside the enclosed area at all times; and
- (6) That there shall be no repairs or maintenance work on the rental trucks on the premises of the self-service mini-warehouse storage facility.
- (b) Ancillary storage of recreational vehicles and boats is permitted in conjunction with a self-service mini-warehouse storage facility, subject to compliance with the following requirements:
- (1) That a decorative masonry wall at least 8 feet in height shall enclose the recreational vehicle and boat storage area; and
- (2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and
- (3) That there shall be no repairs or maintenance work on the recreational vehicles or boats on the premises of the self-service mini-warehouse storage facility.
- (24) Television and broadcasting stations, including studio, transmitting station and tower, power plants and other incidental and unusual uses permitted to such a station.
- (25) Tire vulcanizing and retreading or sale of used tires.\*
- (26) Truck storage, only within an enclosed building or an area enclosed by a CBS wall.
- (27) Upholstery and furniture repairs.
- (28) Wholesale salesroom and storage rooms.
- (29) Other similar uses as approved by the Director.

Article XXIX. IU-1, Industrial , Light Manufacturing District

Sec. 33-259. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be erected, constructed, moved or reconstructed, structurally altered, or maintained, which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided herein, in IU-1 District, excepting for one (1) or more of the following:

- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
- (2) Adult entertainment uses as defined in Section 33-259.1, subject to all the restrictions and spacing requirements contained in said Section 33-259.1.
- (3) Aircraft hangars and repair shops, aircraft assembling and manufacturing.\*

**\*Note:** See note at end of schedule of uses contained in this section.

- (4) Animal hospitals within soundproof, air-conditioned buildings.
- (5) Armories, arsenals.
- (6) Auditoriums.
- (7) Auto painting, top and body work.\*

(7.2) Automobile self-service gas stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways, and shall be subject to the conditions enumerated in Section 33-247(6) of this code.

(7.3) Automobile service stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways, and shall be subject to the conditions enumerated in Section 33-247(5) of this code.

(8) Automobile and truck sales for new and/or used vehicles including as ancillary uses automobile and truck rentals, wholesale distribution and automobile repairs, provided that no more than fifteen (15) percent of the total gross building area is devoted to repair/service bays, subject to the following conditions:

(a) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

(b) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.

(c) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.

(d) That such uses on sites of ten (10) acres or more shall be approved only after public hearing.

(e) That such uses be conducted on sites consisting of at least two (2) acres.

(f) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations, or as approved at public hearing.

- (g) That outdoor loudspeakers are prohibited.
- (h) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (i) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (9) Automotive repairs.\*
- (10) Automobile and truck rentals and wholesale distribution.
- (11) Bakeries--wholesale only with incidental retail uses.
- (12) Banks.
- (13) Blacksmith, gas steam fitting shops.
- (14) Boat or yacht repairing or overhauling, or boat building.\*
- (15) Boat slips used for the tying up of boats for the purpose of overhauling or repairing.
- (16) Bottling plants.
- (17) Brewery.
- (18) Cabinet shops.\*
- (19) Canning factories.\*
- (20) Carpet cleaning.
- (21) Caterers.
- (22) Clubs, private.
- (23) Cold storage warehouses and precooling plants.
- (24) Commercial chicken hatcheries.\*
- (25) Concrete, clay or ceramic products, hand manufacture or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided in this chapter.
- (26) Contractors' offices and yards.
- (27) Day nursery, kindergarten, schools and after school care licensed by the State of Florida Department of Health and Rehabilitative Services and established in accordance with the requirements of Article XA provided, however, that schools may only be located on a site consisting of at least five (5) acres and adjacent to a major roadway (three (3) or more lanes).
- (27.1) Dog kennels, as an exception to Section 33-260, subject to the following conditions:
  - (a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise runs are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.
  - (b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.
  - (c) All kennel buildings shall be soundproofed and air-conditioned.
  - (d) An administrative site plan review (ASPR) shall be required. The site plan shall show all fencing, berms, and soundproofing designed to mitigate the noise impact of the kennel on the surrounding properties.
- (28) Dredging base or place where dredging supplies are kept and where dredges or boats or machinery are stored, repaired or rebuilt.\*
- (29) Dry cleaning and dyeing plants.
- (29.1) Electric substation.
- (30) Engine sales and service, gas, oil, steam, etc.
- (31) Fertilizer storage.†



- (32) Food products, including the grinding, cooking, roasting, preserving, drying, smoking or airing of meats, fish, fruits or vegetables (where more than five (5) persons are employed on premises).
- (33) Fruit packing and fruit preserving.\*
- (34) Furniture manufacturing.\*
- (35) Furniture refinishing.
- (36) Garages--storage mechanical, including trucks, buses, heavy equipment.
- (37) Glass installations.
- (38) Grinding shops.\*
- (39a) Hotel and motel use (freestanding); the use shall comply fully with all provisions, pertaining to the use, of the RU-4A District.
- (39b) Hotel and motel use (mixed use, i.e., connected with, and attached to a structure containing another use permitted in the industrial district); subject to the following conditions:
  - (1) Minimum lot width and area: The minimum lot width shall be three hundred thirty (330) feet and the minimum lot area five (5) acres including right-of-way dedications made from the property.
  - (2) Lot coverage: There shall be no restriction on lot coverage except as it might be controlled by other specific requirements.
  - (3) Setbacks: The setbacks shall be as follows:
    - (a) Thirty-five (35) feet from all property lines to that portion of the structure not exceeding three (3) stories in height and not exceeding thirty-five (35) feet in height.
    - (b) A distance from all property lines to any portion of the tower structure above three (3) stories in height equal to seventy (70) percent of the overall height of the tower, the height being measured from the third-floor level (but not exceeding thirty-five (35) feet) to the top of the tower structure.
  - (4) Height: There shall be no limitation as to height except those applicable under the airport zoning regulations.
  - (5) Floor area ratio: No limitation.
  - (6) Maximum number of units: The number of dwelling units shall not exceed a density of seventy-five (75) dwelling units per net acre, based on thirty-three and one-third (33 1/3) percent of the entire building site.
  - (7) Parking: Parking shall be provided for the combined uses in a total number as may be required elsewhere in the Code for each of the uses on the property.
  - (8) Open space: There shall be provided open landscaped space equal to a minimum of fifteen (15) percent of the lot area (entire site) in all the industrial districts except that in the IU-C District a minimum of twenty (20) percent shall be provided.
  - (9) Accessory uses:
    - (a) Business or commercial establishments of the BU-1 type, bars and cabarets shall be permitted in motels and hotels provided they are located within the principal building, which contains at least one hundred (100) units, and provided the exterior of any such principal building shall not have storefronts or give the appearance of commercial or mercantile activity as viewed from the highway: in the event the use contains windows which may be seen from the street or highway, said windows shall be of fixed, obscure glass. Such business or commercial establishments and bars in this district shall be entered only through the lobby, and no additional entrances shall be permitted except when the same opens into a courtyard or patio (away from the street side) which is enclosed and which is not visible from the street, and except that a fire door or emergency exit shall be permitted.
    - (b) Hotels and motels with one hundred fifty (150) or more guest rooms may contain liquor package use on the premises for the accommodation and use of their guests only, provided the establishment housing such use is entered only through the lobby within the building and does not have the appearance of commercial or mercantile activity as viewed from the

highway. No advertisement of the use will be permitted which can be seen from the outside of the building.

(c) Hotels and motels with two hundred (200) or more guest rooms under one (1) roof may contain a night club on the premises, provided the exterior of any such building shall not have storefronts or give the appearance of commercial or mercantile activity as viewed from the highway. In the event the use contains windows which may be seen from the highway, said windows shall be of fixed obscure glass. Such night club shall be entered only through the lobby, and no additional entrance shall be permitted except when the same opens into a courtyard or patio (away from street side) which is enclosed and which is not visible from the street, and except that a fire door or exit shall be permitted.

(40) Ice manufacturing.\*

(41) Insecticide, mixing, packaging and storage.\*

(42) Laboratories, material testing.

(43) Leather goods manufacturing, excluding tanning.

(44) Livery stables, for riding clubs, or a stable for sheltering horses, not closer than three hundred (300) feet to an RU or EU District.

(45) Locksmiths.

(46) Lumberyards.\*

(47) Machine shops.

(48) Marine warehouses.

(49) Mattress manufacturing and renovating.

(50) Metalizing processes.

(51) Milk or ice distributing station from which extensive truck or wagon deliveries are customarily made.

(52) Millwork shops.\*

(53) Motion picture production studios.

(54) Novelty works.\*

(55) Office buildings.

(56) Ornamental metal workshops.\*

(57) Oxygen storage and filling of cylinders.

(58) Parking lots--commercial and noncommercial.

(59) Passenger and freight--stations and terminals--boats, trucks, buses, and railroads.

(60) Pharmaceutical storage, subject to compliance with the following conditions:

(a) That the applicant secure a license from the State of Florida Department of Health and Rehabilitative Services (HRS) for such pharmaceutical storage.

(b) That the pharmaceutical storage area shall be air conditioned to continuously control temperature and humidity as required by HRS for pharmaceutical products.

(c) That the premises be secured with a security system as required by HRS for the storage of pharmaceutical products.

(d) That a declaration of use be provided permitting a building and zoning enforcement officer to enter the premises to conduct inspection to assure compliance.

(e) That upon compliance with the conditions enumerated above, a certificate of use and occupancy is secured from the Department.

(61) Police and fire stations.

(62) Post offices, which shall include self-service post offices, stations and branches, and mail processing centers.

(63) Power or steam laundries.\*

(64) Printing shops.

(65) Radio and television transmitting stations and studios.

(66) Religious facilities located inside the Urban Development Boundary. Religious facilities outside the Urban Development Boundary will be permitted only upon approval after public hearing.

(67) Restaurants.

(67.1) Restaurants with an accessory cocktail lounge-bar use, subject to compliance with Article X, Alcoholic Beverages, of this code.

(68) Salesrooms and storage show rooms--wholesale.

(69) (a) Salesrooms and showrooms, subject to the prohibitions and limitations in Subsection (b), incorporated as a part of a permitted industrial use upon compliance with the following conditions:

(1) Any industrial use and its related retail sales/showroom uses in different units or bays within the same building must be under one (1) certificate of use and occupancy, and all areas under one (1) such certificate must be connected by communicating doors between units or bays.

(2) Only merchandise which is warehoused, stored, manufactured or assembled on the premises can be sold on a retail basis.

(3) The size of retail sales/showroom floor area must be less than fifty (50) percent of the total floor area of the subject premises under a single certificate of use and occupancy. Outside storage areas are to be excluded from consideration in determining the percentage of uses.

(4) A solid wall shall separate retail sales/showroom area from the balance of the industrial area which shall prevent public access to the industrial portion of the building. The industrial use area shall not be accessible to the general public.

(5) Required parking is to be calculated based upon the floor area assigned to the use classifications within the building in accordance with the provisions of Section 33-124.

(6) A declaration of use in a form meeting with the approval of the Director shall be submitted to the Department prior to the issuance of a certificate of use and occupancy specifying compliance with the foregoing conditions. Said declaration of use shall include a floor plan for the intended use as required by the Department.

(b) Subsection (a) above is intended to permit retail salesrooms and showrooms in recognition of the compatibility and reasonableness of incorporating certain retail uses into the other uses permitted in this district. To assure said compatibility and reasonableness, the retail uses hereinafter enumerated, and uses similar thereto, shall be subject to the following additional conditions: (1) the primary and permitted industrial use shall be the manufacture or assembly of the products being offered for sale; and (2) the retail sales area shall not exceed fifteen (15) percent of the total floor area of the subject premises under a single certificate of use and occupancy. The retail uses subject to the conditions of this subsection are:

(1) Antique and secondhand goods shops.

(2) Apparel stores.

(3) Art and crafts supplies and finished products.

(4) Art galleries.

(5) Bait and tackle shop.

(6) Bakeries.

(7) Bicycle sales, rentals and repairs (nonmotorized).

(8) Card shops.

(9) Confectionery, ice cream stores and dairy stores.

(10) Drugstores.

(11) Florist shops.

(12) Furniture stores less than ten thousand (10,000) square feet.

(13) Gift stores.

(14) Grocery stores, supermarkets, fruit stores, health food stores, meat and fish markets and other similar food stores.

- (15) Hardware stores less than ten thousand (10,000) square feet.
- (16) Jewelry stores.
- (17) Leather goods and luggage shops.
- (18) Liquor package stores.
- (19) Optical stores.
- (20) Paint and wallpaper stores less than ten thousand (10,000) square feet.
- (21) Photograph studio and photo supply.
- (22) Pottery shops.
- (23) Shoe stores and shoe repair shops.
- (24) Sporting good stores.
- (25) Tobacco shops.
- (26) Variety stores and junior and major department stores.
- (27) Retail uses determined by the Director to be similar to those enumerated above. In determining similarity between a proposed use and the uses enumerated above the Director shall be guided by the intent of this Subsection (62) and shall consider common characteristics including the nature of products offered for sale, the generation of pedestrian and vehicular traffic, and incompatibility with the primary uses permitted in this district.
- (c) Failure to comply with any of the provisions of Subsection (a) or (b) shall be deemed a change in use from an industrial to retail business use for which a use variance shall be required.
- (d) Any ancillary retail sales use pursuant to a lawful, valid, permanent certificate of use and occupancy issued by the Department prior to July 29, 1983, which use is in compliance with the Department's percentage of use and parking requirements on said effective date will be considered a legal, nonconforming use. Legal, nonconforming use status will also be granted to any ancillary retail sales use for which a certificate of use and occupancy has not been issued as of July 29, 1983, where the property owner or tenant:
  - (1) Has obtained a building permit based on the submission of plans on which the intended retail sales area has been clearly represented by physical separation from the industrial use through placement of a solid wall, and adequate parking for the retail sales use and landscaping has been provided, and said permit remains valid in accordance with the provisions of the South Florida Building Code; or
  - (2) Has submitted a declaration of use, parking plan and floor plan for an existing building which have been approved by the Department provided that a physical separation of the retail and industrial uses has been effected through placement of a solid wall and a temporary certificate of use and occupancy as provided in the South Florida Building Code has been obtained from the Department before July 29, 1983. Legal nonconforming use status will not be perfected if the temporary certificate of use and occupancy is not converted to a permanent certificate of use and occupancy before it expires.
  - (3) Has a covenant, accepted and approved by Miami-Dade County on or before July 5, 1983, and recorded in the public records, providing assurances to Miami-Dade County to comply with the provisions of Subsection (a) above and has materially changed his position in reliance thereon. The property owner or tenant shall be permitted sixty (60) days to obtain a building permit and an additional sixty (60) days to complete construction in compliance therewith.
- (70) School--technical trade schools, such as, but not limited to aviation, electronic, mechanics; also physical training schools, such as, but not limited to gymnastics and karate. (All school uses shall be subject to compliance with off-street parking requirements and shall comply with sections 33-151.12.1 through 33-151.22 of this code.)
- (71) Ship chandlers.
- (72) Shipyards and dry docks.
- (73) Sign painting shops.

- (74) Steel fabrication.\*
- (75) Storage warehouse for food, fodder, etc.
- (76) Taxidermy. Use will be permitted only within a fully enclosed, air-conditioned building.\*
- (77) Telecommunications hubs:\*
  - (1) At least eighty-five (85) percent of the gross floor area of a telecommunications hub building shall be designated for equipment or machinery; no more than fifteen (15) percent of the gross floor area shall be designated for employees and support personnel;
  - (2) A declaration of use in a form meeting with the approval of the Director and specifying compliance with the conditions set forth in subsection (1), above, shall be submitted to the Department prior to the issuance of a building permit. Said declaration of use shall include a floor plan and site plan for the intended use as required by the Department.
- (78) Telephone exchanges.
- (79) Telephone service unit yards.
- (80) Textile, hosiery and weaving mills not closer than two hundred (200) feet to an RU or EU District.
- (81) Upholstery shops.
- (82) Utility work centers--power and telephone, etc.
- (83) Vending machine sales and service.
- (84) Veterinarians.
- (85) Vulcanizing.\*
- (86) Warehouses for storage or products in the form sold in a BU District.
- (87) Warehouse, membership, subject to the following minimum standards, unless otherwise approved by public hearing as a non-use variance:
  - (a) The area of such occupancy shall contain no less than one hundred thousand (100,000) square feet of gross floor area;
  - (b) The subject use shall be located on a major or minor roadway as depicted on the adopted Land Use Plan map and shall be within one quarter ( 1/4) mile of that roadway's intersection with another major or minor roadway; and
  - (c) Site plan review criteria set forth in Section 33-261.1 shall be met.
  - (d) Subject to compliance with Article X (Alcoholic Beverages) of this Code, liquor package sales shall be permitted. Package sales areas shall be divided from the rest of the membership warehouse area by a solid floor-to-ceiling wall and shall have a separate exterior entrance.
- (88) Welding shops.\*
- (89) Welding supplies.
- (90) Wood and coal yards.
- (91) The operation of an equipment and appliance center for the testing, repairing, overhauling and reconditioning of any and all equipment, appliances, and machinery sold by the operator/occupant; provided such may be manufactured at the location of the operation and in connection therewith individual customers bringing equipment to the site for such repairing, overhauling or reconditioning, may purchase parts for such equipment, appliances, or machinery.

\*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided that this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a

registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Sec. 33-259.1. Additional uses permitted.

(a) In the development and enforcement of this section it is recognized that there are uses which because of their very nature are recognized as having serious objectionable characteristics, particularly when several of them are concentrated in any given location, thereby having a deleterious effect upon the adjacent business and residential areas. It is desirable, therefore, to locate these adult oriented activities away from residential areas and public facilities that are used frequently by minors such as schools, churches, parks, libraries, day care centers or nurseries.

(b) For the purpose of this section the following definitions for terms used herein shall apply:

(1) *Adult bookstore.* Any business engaged in displaying, distributing, bartering, renting or selling printed matter, pictures, films, graphic or other materials which activity requires the exclusion of minors pursuant to Chapter 847, Florida Statutes, unless such activity comprises no more than fifteen (15) percent of the total floor area and is kept from clear view of minors.

(2) *Adult theater.* Any business engaged in presenting films, theatrical productions, performances, recitals, displays, printed matter or other entertainment which activity requires the exclusion of minors pursuant to Chapter 847, Florida Statutes.

(3) *Adult entertainment club.* Any business which features live entertainment requiring the exclusion of minors pursuant to Chapter 847, Florida Statutes.

(4) *Adult video store.* Any business engaged in displaying, renting or selling videotapes which activity requires the exclusion of minors pursuant to Chapter 847, Florida Statutes, unless such activity comprises no more than fifteen (15) percent of the total floor area and is kept from clear view of minors.

(5) *Massage establishment.*

a. Any shop, parlor, establishment or place of business wherein all or any one (1) or more of the following named subjects and methods of treatments are administered or practiced: Body massage either by hand or by any mechanical or electrical apparatus or device (excluding fever therapy), applying such movements as stroking, friction, rolling, vibration, kneading, cupping, petrissage, rubbing, effleurage or tapotement.

b. Nothing in this section shall be construed as applying to State of Florida licensed massage therapists, barbers, cosmetologists, manicurists, pedicurists, physical therapists' assistants, midwives, practical nurses, agents, servants or employees in licensed hospitals or nursing home or other licensed medical institutions, licensed physicians, osteopaths, chiropractors, podiatrists, naturopathic physicians or other licensed medical practitioners, or their agents, servants, or employees acting in the course of such agency, service or employment under the supervision of the licensee.

c. Provided, however, that, for the purpose of this section, the term "massage establishment" shall not include any massage establishment wherein at least one (1) State of Florida licensed massage therapist is employed and on duty full time during the hours open for business.

(6) *Adult modelling establishments.* Any establishment offering nude or partially nude modelling sessions or lingerie, swimwear or photography modelling sessions between two (2) or more persons requiring the exclusion of minor pursuant to Chapter 847, Florida Statutes.

(7) *Encounter studio.* All establishments offering nude or partially nude encounter sessions between two (2) or more persons, nude or partially nude dance encounter sessions between two (2) or more persons, and sexual consultation requiring the exclusion of minors pursuant to Chapter 847, Florida Statutes.

(c) The following additional uses shall be permitted in the IU-1 zone:

(1) Adult bookstore;

(2) Adult theater;

- (3) Adult entertainment club;
- (4) Adult video store;
- (5) Massage establishment;
- (6) Adult modelling establishment;
- (7) Encounter studio.

(d) Unless approved as a special exception, none of the uses set forth in Subsection 33.259.1(c) shall be permitted (i) within one thousand (1,000) feet of a private school as defined in Section 33-151.11, public school, church, public park, public library, day care center or nursery for children; (ii) within one thousand two hundred (1,200) feet of any of the uses described in Subsection 33.259.1(c); and (iii) within seven hundred fifty (750) feet of any residential zoning (with the exception of AU) district located within either the unincorporated areas of Miami-Dade County or within a municipality; provided, however, that the spacing requirements above shall not apply where the adult entertainment use is separated from the uses set forth at Subsection 33.259.1(d)(i) and Subsection 33.259.1(d)(iii) above by a county or state road of not less than six (6) lanes, or an expressway. All other distance and spacing requirements pursuant to the Code shall apply, as well as those spacing requirements imposed by State Statute, if such State spacing requirements are more restrictive than the regulations contained herein. Any application seeking a variance from State imposed spacing requirements shall be heard directly by the Board of County Commissioners pursuant to Section 33-314(C)(8).

(e) The distance and spacing requirements set forth in Subsection (d) shall be measured as follows:

(1) From a church, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest point on the church property.

(2) From a private or public school, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest point on the school grounds.

(3) From another Subsection 33.259.1(b) use, the distance shall be measured by following a straight line from the front door of the proposed place of business to the nearest point of the existing Subsection 33.259.1(b) use.

(4) From residential zoning districts, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest boundary of the residential zoning district.

(5) From a public park, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest point on park grounds.

(6) From a public library, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest point of the library property.

(7) From day care centers or nurseries for children, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest point on the property of the day care center or the nursery.

(f) For the purposes of establishing the distance between the uses set forth in Subsection 33.259.1(b), and between such uses and private schools as defined in Section 33-151.11,

public schools, churches, public parks, public libraries, day care centers or nurseries for children, or residential zoning districts, the applicant for such use shall furnish a certified survey from a registered surveyor. Such sketch shall indicate the distance between the proposed place of business, and any existing Subsection 33.259.1(b) use, any church, public school, private school, public park, public library, day care center or nursery for children or residential zoning district. Each sketch shall indicate all such distances and routes. In case of dispute, the measurement, scaled by the Director of the Department of Planning and Zoning shall govern.

(g) *Exemptions to spacing requirements.* This section shall not apply to accredited universities, accredited colleges or other accredited educational institutions, museums, art exhibits, arts and cultural performance theaters and playhouses or commercial professional photography and portrait studios which may use nude subjects for their photographs or portraits.

(h) *Legally existing nonconforming uses.* The following uses shall be deemed legally existing, whether or not such uses comply with the regulations enacted by this section, provided however, that nothing contained herein shall exempt such uses from complying with Section 33-35 of the Code Miami-Dade County.

(1) Any adult entertainment use for which a building permit has been issued to establish such use prior to January 1, 2002, provided the work authorized by the building permit is completed and a Certificate of Use and Occupancy ("CO") is issued within the time prescribed by applicable regulations; or

(2) Any adult entertainment use for which a CO has been issued prior to January 1, 2002, provided such CO is valid (not expired or revoked) as of January 1, 2002.

#### Article XXX. IU-2 Industrial, Heavy Manufacturing District

##### Sec. 33-262. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be hereafter constructed, reconstructed or structurally altered, maintained or moved in any IU-2 District, which is designed, arranged or intended to be used for any purpose, unless otherwise provided herein, except for one (1) of the following uses:

(1) Every use permitted in IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-2 District.

(2) Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers.

(3) Rock and sand yards.

(4) Cement and clay products, such as concrete blocks, pipe, etc.

(5) Soap manufacturing, vegetable byproducts, only.

(6) Railroad shops.

(7) Sawmills.

(8) Petroleum products storage tank not exceeding 30,000-gallon capacity or a group of such tanks with an aggregate capacity not in excess of thirty thousand (30,000) gallons.

(9) Petroleum products storage tank with a capacity of over thirty thousand (30,000) gallons or a group of such tanks with an aggregate capacity in excess of thirty thousand (30,000) gallons if approved after public hearing or if placed below the surface of the ground or in a rockpit.

(10) Dynamite storage.

(11) Construction debris materials recovery transfer facility, provided such use shall be conducted entirely within an enclosed building consisting of a minimum of 15,000 square feet.



Counted toward this minimum floor area shall be areas set aside for office shop space and equipment storage associated with the construction debris materials recovery transfer facility.

Article XXXI. IU-3, Industrial, Unlimited Manufacturing District

Sec. 33-264. Uses permitted.

No land, body of water or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved or reconstructed, structurally altered or maintained for any purpose in an IU-3 District which is designed, arranged or intended to be used or occupied for any purpose, except for any one (1) or more of the uses listed in this section.

(1) Every use permitted in the IU-1 and IU-2 Districts, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-3 District.

(2) Residential uses as a watchman's or caretaker's quarters used in connection with an existing industrial use located on the premises concerned but for no other residential use.

(3) Uses listed below, subject to the provisions of Section 33-265.

Acetylene, generation and storage.

Acids and derivatives.

Alcohol, industrial.

Aluminum, powder and paint manufacture.

Ammonia.

Animal reduction plants.

Asphalt or asphalt products.

Atomic reactor.

Blast furnace.

Bleaching products.

Blooming mill.

Boiler manufacture (other than welded).

Brass and bronze foundries.

Calcium carbide.

Casein.

Caustic soda.

Celluloid.

Cellulose products.

Cement, lime, gypsum or plaster of Paris.

Charcoal, lampblack or fuel briquettes.

Charcoal pulverizing.

Chlorine.

Cider and vinegar.

Cleaning and polishing preparation: dressings and blackings.

Coal tar product.

Coke oven products (including fuel gas) and coke oven product storage.

Cotton wadding.

Cottonseed oil, refining.

Creosote.

Distillation, manufacture or refining of coal, tar, asphalt, wood, bones.

Distillery (alcoholic), breweries and alcoholic spirits.

Dyestuff.

Dynamite storage.

Excelsior.

Explosives.  
Fat rendering.  
Fertilizer, organic or inorganic, manufacture.  
Film, photographic.  
Fireworks.  
Fish cannery or curing.  
Fish oils, meal and by-products.  
Flour, feed and grain milling.  
Forge plant, pneumatic drop and forging hammering.  
Foundries.  
Gelatin products.  
Glue, gelatin (animal) or glue and size (vegetable).  
Graphite.  
Guncotton (explosive).  
Hair, felt or feathers, washing, curing and dyeing.  
Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage.  
Hydrogen and oxygen manufacturing.  
Insecticides, fungicides, disinfectants, or related industrial and household products (depending on materials and quantities used).  
Ink manufacture from primary raw materials (including colors and pigments).  
Jute, hemp and sisal products.  
Lampblack, carbonblack and boneblack.  
Lead oxide.  
Linoleum and other similar hard surface floor coverings (other than wood).  
Locomotive and railroad car building and repair.  
Match manufacture and storage.  
Metal and metal ores, reduction, refining, smelting and alloying.  
Molasses.  
Nitrate (manufactured and natural) of an explosive nature; and storage.  
Nitroleng of cotton or other materials.  
Nylon.  
Oil cloth, oil treated products and artificial leather.  
Oil refinery.  
Oil wells.  
Oils, shortening and fats (edible).  
Ore pumps and elevators.  
Paint manufacture, depending upon materials and quantities used.  
Paper and paperboard (from paper machine only).  
Paper and pulp mills.  
Petroleum, gasoline and lubricating oil--refining and wholesale storage.  
Phenol.  
Pickles, vegetable relish and sauces, sauerkraut.  
Plastic material and synthetic resins.  
Potash.  
Poultry slaughtering and packing (wholesale).  
Pyroxylin.  
Radioactive waste handling.  
Rayon and rayon yarns.  
Refractories (coal fired).  
Refuse disposal.  
Rendering and storage of dead animals, offal, garbage and waste products.

Rubber--natural or synthetic, including tires, tubes, or similar products, gutta percha, chickie and valata processing.  
 Sawmill.  
 Scrap metal reduction.  
 Shoddy.  
 Slaughterhouse.  
 Smelting.  
 Soaps (other than from vegetable by-products) or detergents, including fat rendering.  
 Solvent extraction.  
 Starch manufacture.  
 Steel works and rolling (ferrous).  
 Stockyards.  
 Storage batteries, wet cell.  
 Sugar refining.  
 Testing--jet engines and rockets.  
 Textiles bleaching.  
 Turpentine and resin.  
 Wallboard and plaster, building insulation.  
 Wire ropes and cable.  
 Wood preserving treatment.  
 Wool pulling or scouring.  
 Yeast.

**Cross references:** Use, possession and storage of explosives, Ch. 13; circuses and carnivals permitted in IU Districts without public hearing, § 33-13(f).

#### Sec. 33-265. Control of uses.

Any person, firm, corporation or other legal entity desiring to use any property or premises situated in an IU-3 District for the manufacture, assembly, processing or packaging of any article or matter enumerated in Section 33-264(3), or for the storage of relatively large quantities of such article or matter (not to include storage where storage is relatively small and incidental to the use of small quantities of such article or matter in connection with manufacture, processing or use permitted in more restrictive districts), or manufacture, assembly, processing, packaging or storage of similar articles or matter, or for any use or operation enumerated in said Section 33-264(3) or for similar use or operation, shall file with the Director a written application setting forth a full description of the proposed use or occupancy, and accurate legal description of the property or premises, a description of the structure or structures to be constructed or occupied, satisfactory proof that the proposed use will conform to the requirements of the Miami-Dade County Pollution Control Ordinance, and such other information as may be reasonably required by the Director, who shall determine from such information, whether or not the proposed use will, in fact, create objectionable influences ordinarily associated with the general type of such uses. If it is found that such use because of the method of operation, or type of materials used, the usual degree of hazardous conditions will not be created, the Director may assign the use to the IU-3 District or to a less restrictive zoning district. However, if it is determined that the high hazards usually anticipated in connection with the uses listed involving fire, explosions, noise, vibration, dust or emissions of smoke, odors, or toxic gases, or other hazards to public health, safety or welfare will be created, the Director shall require approval as result of a public hearing before such use is permitted. Upon filing of the application, the Director shall transmit such application, together with his recommendations, to the Community Zoning Appeals Board, who shall consider the application in accordance with the zoning procedure prescribed by article XXXVI of this

chapter, and transmit its recommendations to the County Commission. Provided, however, no use specified in Section 33-264(3) shall be established within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that the spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

## City of Doral Equivalent Zoning Districts

### CHAPTER V. ZONING DISTRICTS

#### Section 22. General Use (GU) District

(a) *Standard for determining regulations to be applied.* If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting his evaluation to separate geographic areas which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full- and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Chapter IV of this Code. If no trend of development has been established in the GU neighborhood, minimum standards of the SF-2 District shall be applied. Properties under power lines are exempted from this regulation and shall be regulated as per Section 3. regulations for uses under power lines. Public schools are also exempt from this regulation.

(b) Group homes shall be permitted pursuant to provisions of Section 4 (l) of Chapter IV.

(c) *New district classifications.* Subdivisions in GU Districts shall be governed by the provisions of Chapter XII. Where applications for building permits indicate the need for reclassification of an area in GU District, the Director may initiate an application for a change of zoning.

(d) *Public hearing on refusal to issue permit.* Whenever a permit to construct, alter, move or use a building or premises in a GU District is refused because the proposed use would conflict with regulations contained herein, the person desiring a permit may apply for a public hearing.

#### Section 1. Single family residential-1 district (SF-1)

(a) *Intent and Purpose of district:* The intent and purpose of the Single Family-1 Residential District ("SF-1") is to protect and preserve the integrity and value of existing, stable residential neighborhoods of estate density while at the same time, allowing a careful and deliberate redevelopment and revitalization of such neighborhoods in need of reinvigoration or neighborhoods with unique amenities which create unique opportunities to increase property values and the overall attractiveness of the city.

(b) *Permitted Uses:* The following uses are permitted in the Single Family-1 (SF-1) Residential district, while all other uses are conditional or prohibited:

(1) Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage.

(2) Municipal recreation building, playgrounds, parks or reservations owned and operated by a municipality, County, State or the United States Government.

(3) Golf courses.

(4) Public schools

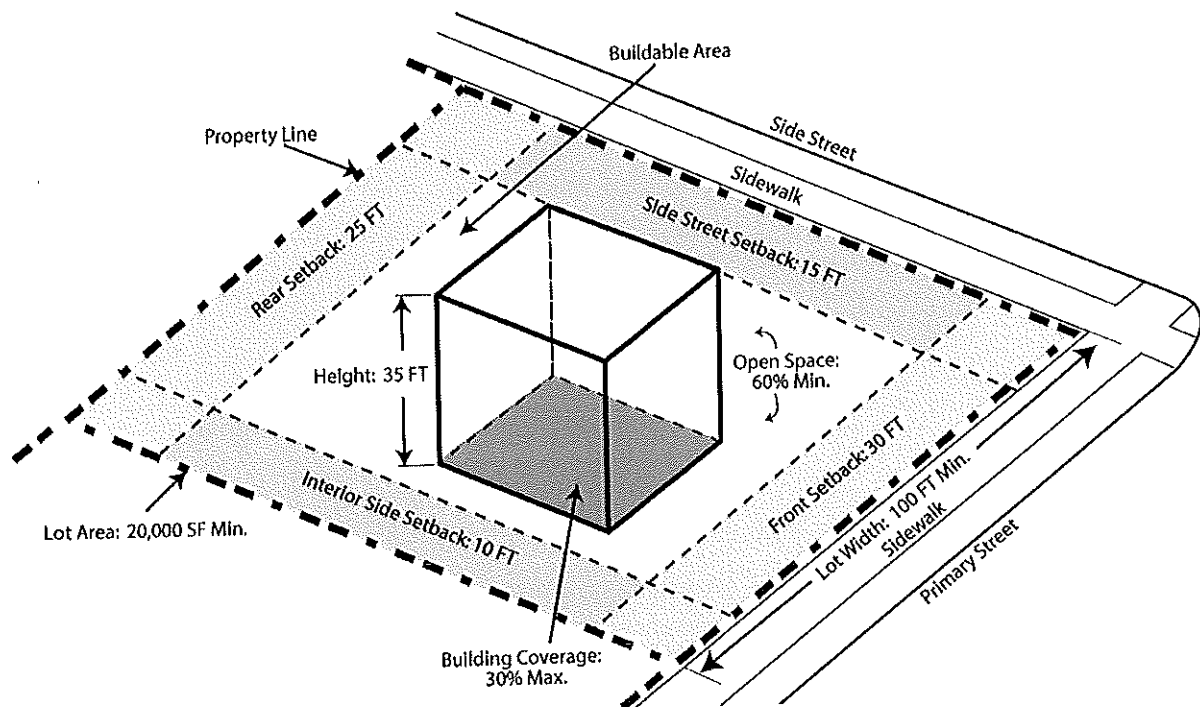
(c) *Permitted uses with special development requirements:*

(1) Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association, provided same is approved in conjunction with approval of the subdivision at time of site plan approval or plat.

- (2) Family day care and after-school care for children as per Section 4 (a) (k) in Chapter VI.
- (3) A group home in a dwelling unit as per Section 4 (l) in Chapter VI.
- (4) Religious praying places as per Section 4 (p) in Chapter VI.
- (5) Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses as per Section 3. Regulations for uses under power lines in Chapter VI.
- (6) Ancillary uses to residential uses as per Section 4 (a) in Chapter VI.
  - a. Small doctors office
  - b. Fitness center
  - c. Private education
  - d. Child care
  - e. Dance/karate studios
  - f. Therapy for elderly
  - g. Assembly halls
  - h. Art instruction
  - i. Convenience stores
  - j. Government uses
- (7) Small scale public facilities and utilities less than one (1) acre in size.
- (8) All other related and/or similar uses.

(d) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

## SF-1 — Single Family-1 Residential District



(a) *Intent and Purpose of district:* The Office districts are established to provide for office use environments for low to high intensity office uses.

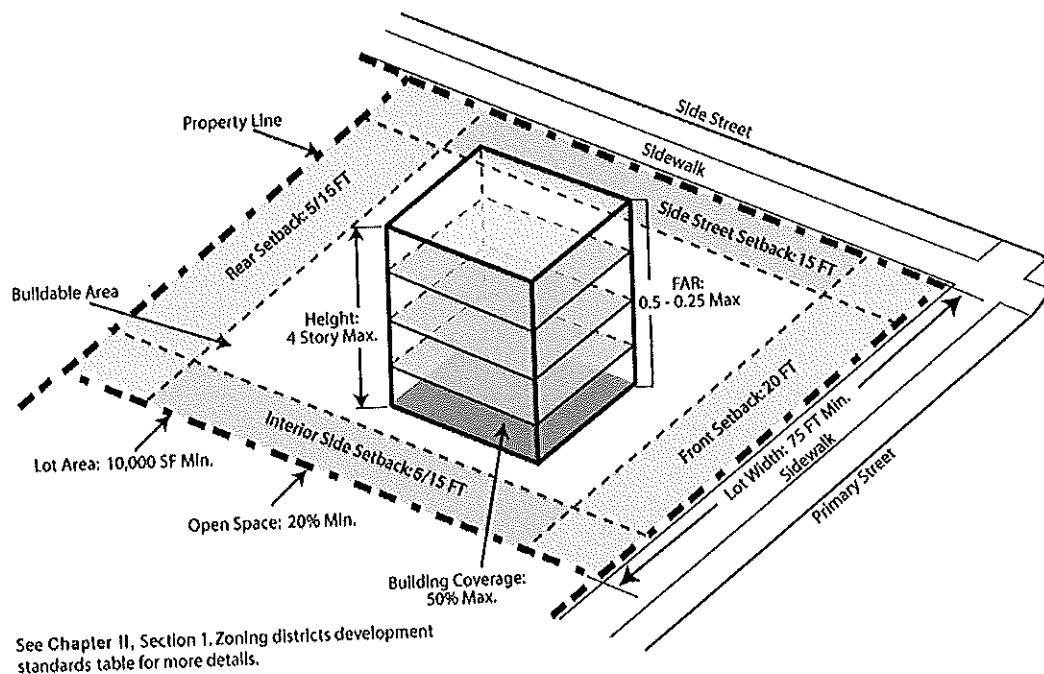
(b) *Permitted Uses:* The following uses are permitted in all the three Office (O-1, O-2 and O-3) districts, while all other uses are conditional or prohibited:

- (1) Professional and Medical Offices (Refer to Chapter IV for a detailed list of uses)
- (2) Art galleries, theaters and museums.
- (3) Hotels & Motels with a maximum density of 75 units per acre
- (4) Retail Services (Refer to Chapter IV for a detailed list of uses) with no more than 5% of the total floor area. If the property's Future Land Use Designation is Office and Residential, then 10% of the floor area may be used for Retail Services.
- (5) Public schools

(c) *Permitted uses with special development requirements:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for the following uses:

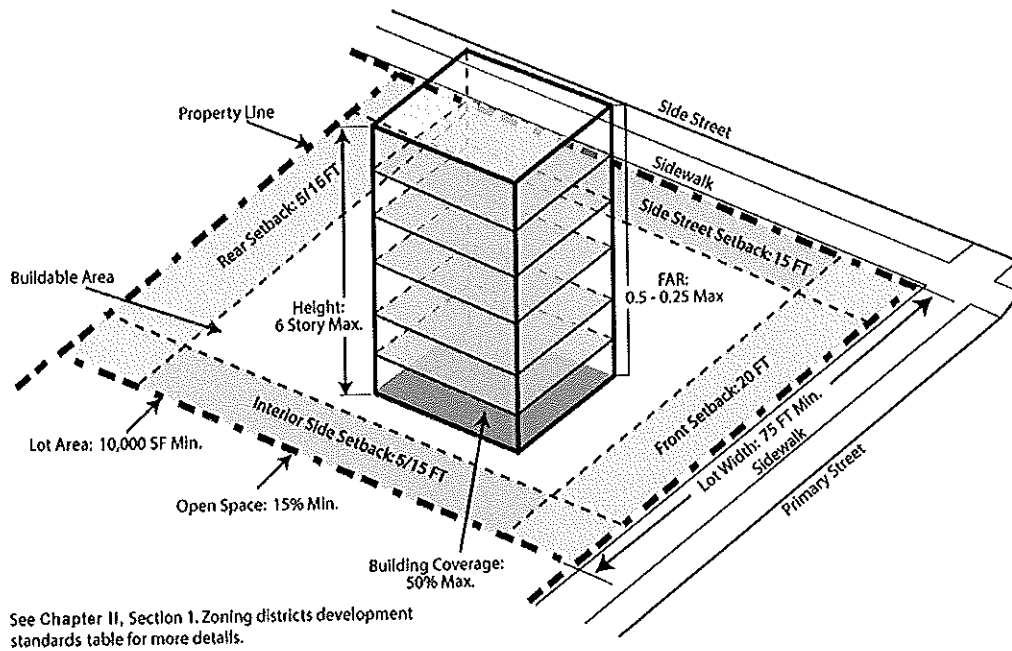
- (1) Hotels pursuant to Section (4) (m) in Chapter VI.
- (2) Restaurants pursuant to Section 5. Alcoholic beverages. of Chapter VI
- (3) Wine cafes pursuant to Section 5. Alcoholic beverages. of Chapter VI
- (4) Bars pursuant to Section 5. Alcoholic beverages. of Chapter VI

## O-1 — Office-1 District

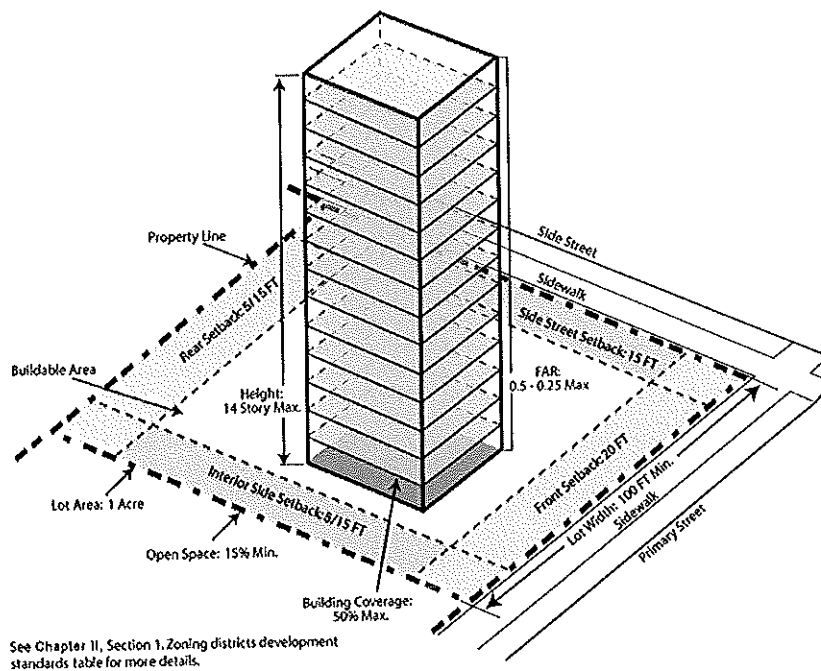


(d) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

## O-2 — Office-2 District



## O-3 — Office-3 District

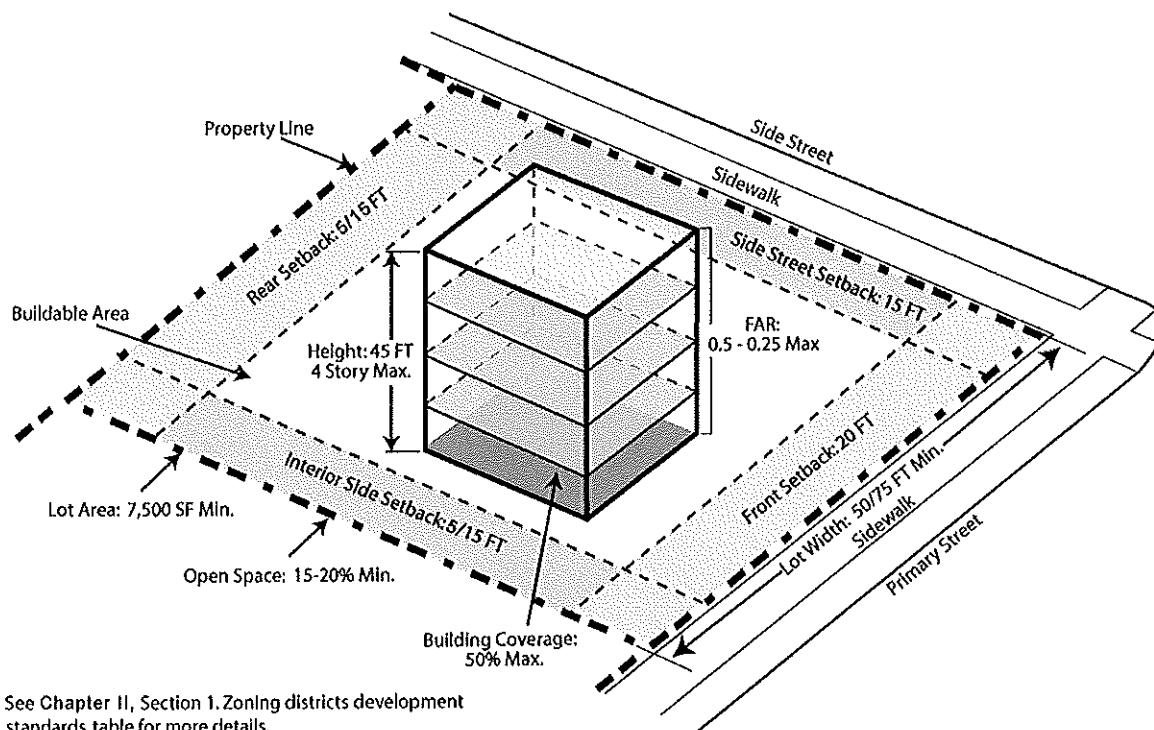




## Section 11. Neighborhood commercial district

- (a) *Intent and Purpose of district:* The Neighborhood Commercial District is established to provide for low to moderate intensity business uses in a neighborhood environment.
- (b) *Permitted Uses:* The following uses are permitted in the Neighborhood Commercial (NC) district, while all other uses are conditional or prohibited:
- (1) Retail services in the following categories (Refer to Chapter II. Use compatibility table for a detailed list of uses under these categories)
    - a. Banks
    - b. Tangible sales
    - c. Fitness/Sports
    - d. Animal service
    - e. Beauty and personal services
    - f. Other services that are similar to above uses and shall be approved by the Director of Planning & Zoning Department
  - (2) Restaurant/Cafeteria
  - (3) Professional offices (Refer to Chapter IV for a detailed list of uses)
  - (4) Low intense medical offices and clinics (Refer to Chapter II. Use compatibility table for detailed list of uses).
  - (5) Educational and training institutions
  - (6) Public schools
  - (7) Amusements
  - (8) Laundry pick up/drop off
  - (9) Religious facilities
- (c) *Permitted uses with special development requirements:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for the following uses:
- (1) Wine cafes pursuant to Section 5. Alcoholic beverages. of Chapter VI
  - (2) Wine cafes with retail sales pursuant to Section 5. Alcoholic beverages. of Chapter VI
  - (3) Billiards pursuant to Section 5. Alcoholic beverages. of Chapter VI
  - (4) Hotels and motels (mixed-use) pursuant to Section 4 (m) of Chapter VI.
  - (5) Hotels & Motels (stand alone) with a maximum density of 75 units per acre
- (d) *Special exception uses:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for the following uses:
- (e) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

# NC — Neighborhood Commercial District



See Chapter II, Section 1. Zoning districts development standards table for more details.

## Section 12. Corridor commercial district

(a) *Intent and Purpose of district:* The Corridor Commercial District is established to provide for medium to high intensity business uses on major corridors and prime commercial areas.

(b) *Permitted Uses:* The following uses are permitted in the Corridor Commercial (CC) district, while all other uses are conditional or prohibited:

(1) Retail services in the following categories (Refer to Chapter II. Use compatibility table for a detailed list of uses under these categories)

- a. Banks
- b. Tangible sales
- c. Fitness/Sports
- d. Animal services
- i. Pet shop
- ii. Grooming
- iii. Animal training
- iv. Veterinarians
- e. Firearms
- f. Beauty and personal services
- g. Religious facilities
- h. Other services that are similar to above uses and shall be approved by the Director of Planning & Zoning Department

(2) Eating establishments

- a. Restaurant/Cafeteria
- b. Drive-in restaurants
- c. Wine cafes
- d. Wine cafes with retail sales
- e. Billiards
- f. Liquor sales with tasting
- g. Bars and pubs

(3) Professional offices (Refer to Chapter II for a detailed list of uses)

(4) Medical offices and uses

(5) Regional Mall

(6) Educational and training institutions

(7) Public schools

(8) Admission facilities like auditoriums, theaters, museums and galleries (Refer to Chapter II for a detailed list of uses).

(9) Car wash places

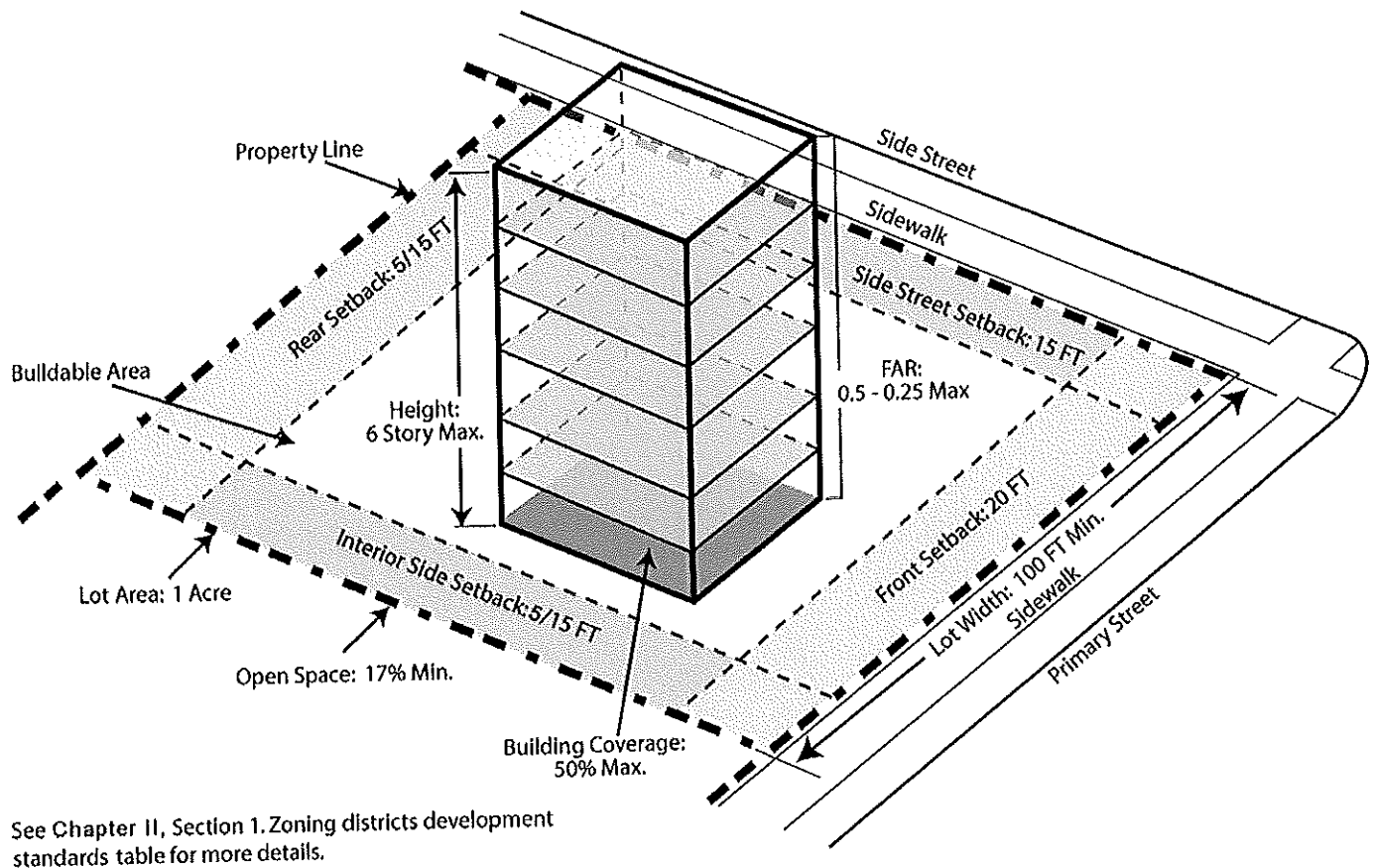
(10) Amusements

(c) *Permitted uses with special development requirements:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for the following uses:

- (1) Night clubs pursuant to Section 5. Alcoholic beverages. of Chapter VI
- (2) Hotels and motels (mixed-use) pursuant to Section 4 (m) of Chapter VI
- (3) Hotels & Motels (stand alone) with a maximum density of 75 units per acre
- (4) Auto/truck/van sales pursuant to Section 4 (h) of Chapter VI

- (5) Mini-warehouses and self storage facilities pursuant to conditions mentioned in the definitions chapter
- (6) Passenger service facilities
- (d) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

## CC — Corridor Commercial District



### Section 17. Industrial commercial district (IC)

- (a) *Intent and Purpose of district:* The intent and purpose of the Industrial Commercial District ("IC") is to provide for uses with commercial and industrial in nature and that are in close proximity to major roadways.
- (b) *Permitted Uses:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development requirements for these uses permitted in the Industrial Commercial "IC" district.

- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
- (2) Professional Office
- (3) Medical Office – see definitions
- (4) Restaurants
- (5) Hotels & Motels with a maximum density of 75 units per acre
- (6) Retail and services – only 15 % of the entire development and could be independent from the principal use.
- (7) Educational facilities
- (8) Public schools
- (9) Trade schools
- (10) Religious facilities
- (11) Day care facilities
- (12) Warehouses
- (13) Showrooms
- (14) Manufacturing light (see Chapter III for definitions)
- (15) Place of assembly (Banquet halls, private clubs, convention and Auditoriums)
- (16) Recreation facilities
- (17) Automotive rental
- (18) Mini warehouse
- (19) Motion picture production studios
- (20) Parking lots
- (21) Bars
- (22) Night Clubs
- (23) Wine Cafes
- (24) Kennels

(c) *Permitted Uses with special development requirements:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for these uses permitted in the Industrial Commercial “IC” district.

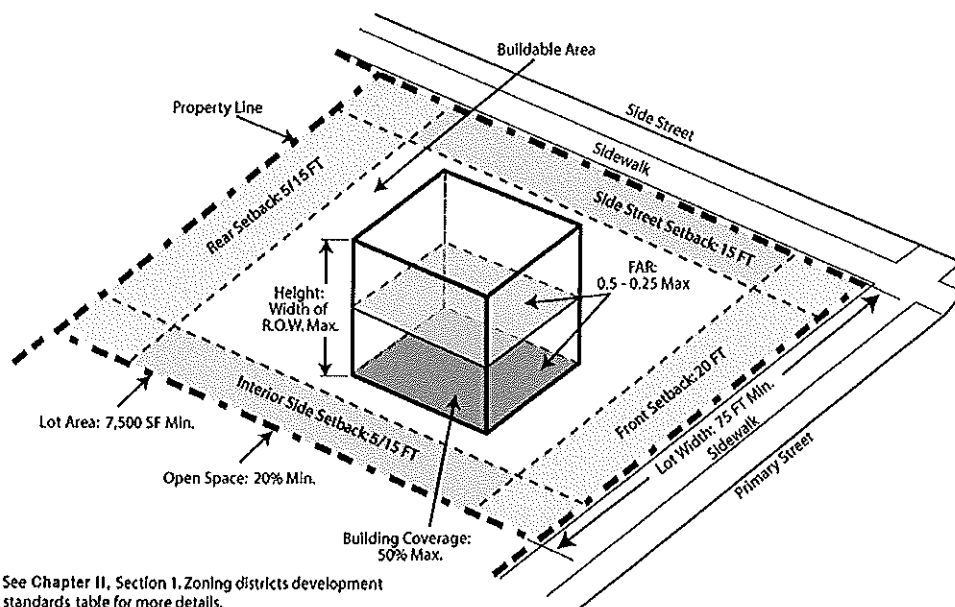
- (1) Auto dealerships and truck sales for new and/or used vehicles including ancillary uses such as auto and truck rentals, wholesale distribution and auto repair – only forty percent (40%) of total gross building area is allowed for repair/service bays.
- (2) Auto repair, painting, top and body works pursuant to Section (4) (b) in Chapter VI.
- (3) Hotels and Motels pursuant to Section (4) (m) in Chapter VI.
- (4) Manufacturing medium (see Chapter III for definitions) pursuant to Section (4) (n) of Chapter VI.
- (5) Pharmaceutical storage pursuant to Section (4) (o) of Chapter VI.
- (6) Salesrooms and showrooms pursuant to Section (4) (q) of Chapter VI.
- (7) Telecommunications hubs pursuant to Section (4) (r) of Chapter VI.
- (8) Warehouse, membership pursuant to Section (4) (s) of Chapter VI.
- (9) Retailing of secondhand items and pawnshops pursuant to Section (4) (t) of Chapter VI.

(d) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

(e) The operation of an equipment and appliance center for the testing, repairing, overhauling and reconditioning of any and all equipment, appliances, and machinery sold by the operator/occupant; provided such may be manufactured at the location of the operation and in connection therewith individual customers bringing equipment to the site for such repairing, overhauling or reconditioning, may purchase parts for such equipment, appliances, or machinery.

(f) *Uses confined to building.* At all manufacturing establishments or rebuilding, storage or repair places permitted in an Industrial Commercial (IC) district, all materials and products shall be stored and all manufacturing, rebuilding, storing or renovating operations shall be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls not less than six (6) feet in height; provided the water frontage of shipyards, dry docks, boat slips, and like uses may be open.

## IC — Industrial Commercial District



## Section 18. Industrial district (I)

(a) *Intent and Purpose of district:* The intent and purpose of the Industrial District ("I") is to allow for industrial uses in the City of Doral, which shall increase the economic activity as being in close proximity to Miami International Airport and to retain and continue allowing industrial uses in the city.

(b) *Permitted Uses:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development requirements for these uses permitted in the Industrial "I" district.

(1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.

(2) Professional Office

(3) Medical Office – see definitions

(4) Restaurants

(5) Hotels & Motels with a maximum density of 75 units per acre

(6) Retail and services – permitted only as an ancillary use - only 15 % of the entire development in conjunction with principle uses.

(7) Educational facilities

(8) Public schools

(9) Trade schools

(10) Religious facilities

(11) Day care facilities

(12) Warehouses

(13) Showrooms

(14) Manufacturing light

(15) Place of assembly (Banquet halls, private clubs, convention and Auditoriums)

(16) Recreation facilities

(17) Automotive rental

(18) Mini warehouse

(19) Motion picture production studios

(20) Parking lots

(21) Kennels

(c) *Permitted uses with special development requirements:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for these uses permitted in the Industrial "I" district.

(1) Hotels and Motels pursuant to Section (4) (m) of Chapter VI.

(2) Bars pursuant to of Chapter VI.

(3) Auto dealerships and truck sales pursuant to Section (4) (h) of Chapter VI.

(4) Auto repair, painting, top and body works pursuant to Section (4) (d) of Chapter VI.

(5) Manufacturing heavy pursuant to Section (4) (n) of Chapter VI.

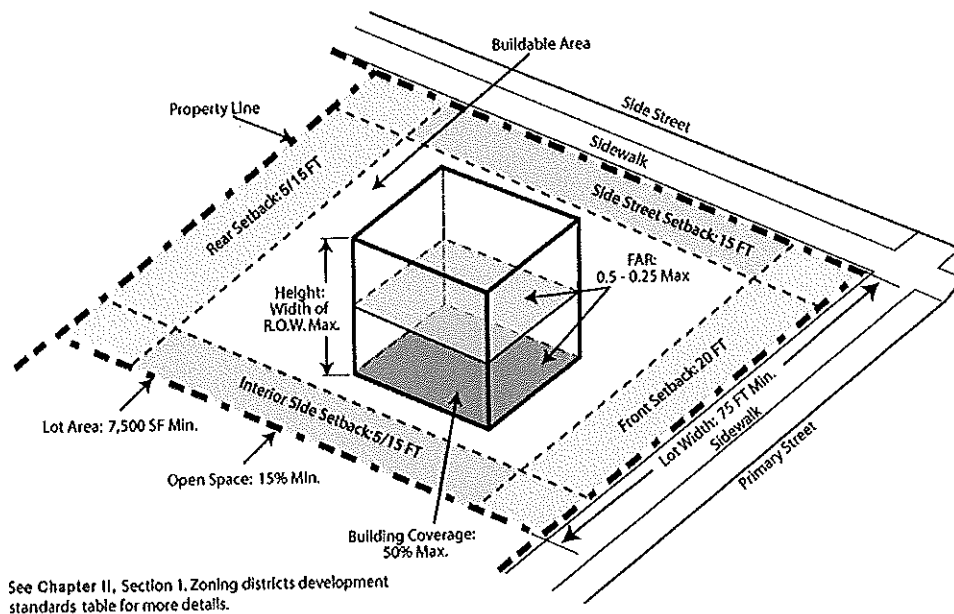
(6) Manufacturing medium pursuant to Section (4) (n) of Chapter VI.

(d) *Special exception uses:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to *Section 16. Special development regulations for adult uses.* of Chapter VI for special development regulations for these uses permitted in the Industrial "I" district.

(1) Adult Uses

(e) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

## I — Industrial District





## List of Services to be Provided

### a. Police

The City of Doral Police Department comprises 95 sworn officers for the current 2008/2009 budget year. With a \$14 Million current year budget the Police Department is prepared to absorb any additional required police services.

Upon completion of the annexation process and municipal boundary change the City would provide immediate coverage to the area. If the annexation is successful an increase of two sergeants, 10-officers, and 2-detectives would be contemplated for FY2009/2010.

### b. Fire Protection

Fire Protection is provided by Miami-Dade County fire services for the City of Doral residents. Primary Fire Rescue service for the **proposed annexation area** will be provided by Fire Battalion 11 and Battalion 12, as referenced below. The following station territories lie within the proposed annexation area.

#### Battalion 11

Station	Address	Unit
Virginia Gardens 17	7050 NW 36 St	Aerial
Medley 46	10200 NW 116 Way	Technical Response Team
Miami Springs 35	201 Westward Dr	Rescue, Engine
Hialeah Gardens 28	10350 NW 87 Ave	Rescue

#### Battalion 12

Station	Address	Unit
Doral 45	9710 NW 58 St	Medic Engine
Fontainebleau 48	8825 NW 18 Terr	Rescue
Future Station 69	NW 112 <sup>th</sup> Avenue and NW 74 <sup>th</sup> Street	

A Battalion, is defined as a fire department organizational unit comprised of multiple units under the command of a Chief Fire Officer. The annexed area will be served by Battalion 11, which is comprised of Virginia Gardens Station 17, Medley Station 46, Miami Springs Station 35, and Hialeah Gardens Station 28, new Station 69 and others. Battalion 12 will also serve the area. Battalion 12 is comprised of Doral Station 45, Fontainebleau Station 48, and other stations. Although these units primarily serve their own communities (Miami Springs, Medley, Miami Gardens) they come together in response to any major incident in the area. They also provide support services when primary response units are on other service calls. To develop proficiency and unit coordination, the Battalion units regularly drill together.

Battalion 11 is also part of Miami Dade Fire Rescue's Special Operations Division. In addition to their normal firefighting, dive rescue and emergency medical activities, Stations 17, 28, 46, and 48 have some very special capabilities.

Station 46 serves as part of the urban search and rescue (USAR-1) and the Technical Rescue Team (TRT Units). Members of these units are trained in vehicle extraction, confined space rescue, trench rescue and elevated victim rescue. Station 17 is equipped with aerial apparatus units that are especially suited for taller buildings. Stations 28 and 48 comprise the core of the County's Hazardous Materials Response Team, Rescue and USAR-1 rescue support services.

Miami-Dade Fire Rescue Department provides fire and rescue service to the annexation area. There will be no change in this service if annexation occurs. There is no cost to the City of Doral for this service. All costs are directed to the property owners in the annexed area.

c. Water Supply and Distribution

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its water supply and distribution system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

d. Facilities for Collection and Treatment of Sewage

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its collection and treatment system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

e. Garbage and Refuse Collection and Disposal

The County's Department of Solid Waste Management will continue to serve existing customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing the County's landfills.

f. Street Lighting

Florida Power and Light provides electricity and lighting to the Annexation Area and will continue to do so.

g. Street Construction and Maintenance

The State of Florida will be responsible for the maintenance of State roads while Miami-Dade County will be responsible for County roads. The remaining municipal streets totaling 5.5 miles will become City roads.

h. Park and Recreation Facilities and Services

The City has adequate park and recreational facilities to serve the needs of residents and of those employed in the City's municipal boundaries.

i. Building Inspection

The City assumed this function on October 1, 2004 and is therefore responsible for all building inspections. One additional Code Compliance Officer will be required.

j. Zoning Administration

The City assumed this function on September 6, 2004 and is therefore responsible for all zoning related matters.

k. Local Planning Services

The City assumed this and other local planning services functions on September 6, 2004 but shall continue to acknowledge the Miami-Dade County Comprehensive Development Master Plan until the City's own Comprehensive Development Master Plan becomes effective.

I. Special Services Not Listed Above

The City assumed the platting function on October 1, 2004 and is therefore responsible for all applications for plat approval and waivers of plat.

m. General Government

The City has a Mayor-Council-Manager form of government. The Mayor and four Council members (Members of the Council) are vested with all legislative powers as set forth in the municipal charter of the City and are elected at-large for staggered four year terms (beginning in 2006) and may serve no more than two consecutive terms. The Council's powers include establishing public policy and law and directing the City Manager.

The City Manager serves as the Chief Administrative Officer of the City and is responsible to the Council for the administration of all City affairs. These duties include responsibility for all City departments and operations. The current number of employees is 270 and will be expanded as the City takes on additional responsibilities.

## **Timetable for Supplying Services**

a. Police

Immediate/No Change. The City officially began its own Police Department on June 6, 2008 from Miami-Dade County and would be able to adequately handle any policing needs in the annexation area.

b. Fire Protection

Immediate/No Change. Miami-Dade Fire Rescue will continue to provide services in perpetuity.

c. Water Supply and Distribution

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to supply potable water through its water supply and distribution system.

d. Facilities for Collection and Treatment of Sewage

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to service the Annexation Area through its wastewater collection and treatment system.

e. Garbage and Refuse Collection and Disposal

Immediate/No Change. The Annexation Area will continue to be part of the Solid Waste and Collection System.

f. Street Lighting

Immediate/No Change. Any new lighting will be paid for through Special Taxing Districts or funded by FPL through user fees.

g. Street Construction and Maintenance

Immediate/No change. The County shall maintain responsibility for section line roadways while the City will maintain roadways designated municipal streets.

h. Park and Recreation Facilities and Services

Immediate/No Change No new recreational facilities will be needed to service the Annexation Area due to the lack of residential areas.

i. Building Inspection

Immediate/No Change This function was assumed by the City on October 1, 2004.

j. Zoning Administration

Immediate/No Change This function was assumed by the City on September 6, 2004.

k. Local Planning Services

Immediate/No Change This function was assumed by the City on September 6, 2004.

l. Special Services Not Listed Above

Immediate/No Change Platting functions were assumed by the City on October 1, 2004.

m. General Government

Immediate/No Change After the annexation process is completed, the City of Doral will be responsible for all general government services.

## **Financing of Services**

- a.     Police  
The City will fund this service through its General Fund via tax collections.
- b.     Fire Protection  
Fire and Rescue services will continue to be provided by Miami-Dade County Fire Rescue Department. Services are financed through the Fire Rescue Special Taxing District.
- c.     Water Supply and Distribution  
Water supply and distribution services will continue to be provided by MDWASD. Costs associated with new development (water main extensions and connections) will be paid by the developers. Residential and commercial water usage charges will provide the revenues for the continued operation and maintenance of the water supply and distribution system.
- d.     Facilities for Collection and Treatment of Sewage  
Wastewater treatment and collection services will continue to be provided by MDWASD. Costs associated with new development (wastewater main extensions and connections) will be paid by the developers. Residential and commercial sewer usage charges will provide the revenues for the continued operation and maintenance of the wastewater treatment and collection system.
- e.     Garbage and Refuse Collection and Disposal  
The County's Department of Solid Waste Management will continue to serve existing customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing County landfills. Services provided by the County are financed through tax collections.
- f.     Street Lighting  
Street lighting is financed through FP&L or Special Taxing Districts created by new development.
- g.     Street Construction and Maintenance  
The costs of new street construction will be funded by the associated new development. Maintenance will be funded through the City's General Fund.
- h.     Park and Recreation Facilities and Services  
The operation and maintenance of these facilities will be funded through the General Fund. As stated previously, no new parks are required to service the Annexation Area.
- i.     Building Inspection  
Building Inspections are financed through user fees.
- j.     Zoning Administration  
Zoning Administration services are financed through user fees.
- k.     Local Planning Services  
Local Planning Services are financed through user fees.
- l.     Special Services Not Listed Above  
Platting function costs are financed through user fees.

m. General Government  
General Government Services are provided and funded through tax collections.

### **Tax Load on Annexation Area**

Gross Revenue is based on the 2008 Taxable Property Rolls and other revenues. The Cost of Providing Services (Expenditures) is based on expected costs the City believes it will incur.

The City of Doral Budget (FY 08-09) process has been completed and maintains a millage rate of 2.447. The current Miami-Dade County millage rate is 2.0406.

Property Tax Revenue is determined by the following formula:

$$\text{Revenue} = \text{Taxable Property} \times \text{Millage} \times .95/1000$$

<b>SECTION TOWNSHIP RANGE</b>	<b>2008 TAXABLE PROPERTY ROLLS</b>	<b>PROPERTY TAX REVENUE</b>	<b>COST OF PROVIDING SERVICES</b>	<b>NET BUDGET GAIN/LOSS</b>
31-53-40	\$784,137,200	\$1,822,844	\$1,520,815	\$302,029

## **Certificate of Director of Planning & Zoning**

See Section 6 above.



**Petition with Clerk of County Commission**

Not required for an annexation application initiated by a municipal governing body.

END

## Attachment "A"

## 600-FOOT RADIUS MAP OF:

SCALE: 1"= 1200'

### LEGAL DESCRIPTION:

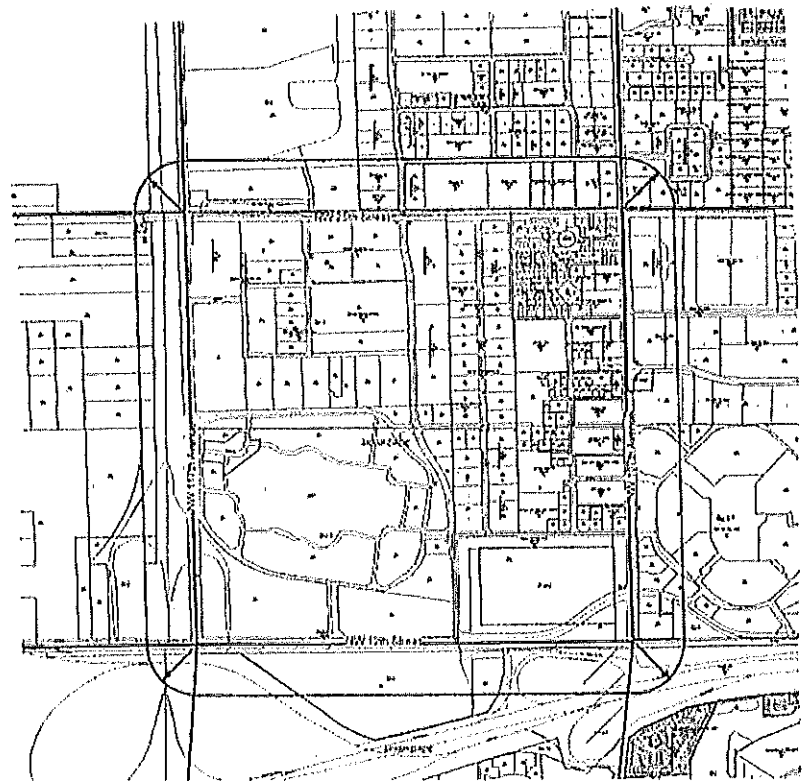
All of Section 31, Township 53 South, Range 40 East,  
lying and being in Miami-Dade County, Florida.

LOCATION: NW 12th Street and NW 25th Street  
and NW 107th Avenue and 117th Avenue

FORT City of Doral

DATED: August 31, 2009


ORDER NO.: 90807



 The Zoning Specialists Group, Inc.  
7900 NW 135th Street, Suite 104  
Miami Lakes, FL 33016  
PH: (305) 878-1210 Fax: (305) 878-1974

I HEREBY CERTIFY: That all the properties shown herein are lying within a  
600-foot radius from all boundary lines of the subject property.  
I FURTHER CERTIFY: That this radius map is true and correct to the best of my  
knowledge and belief.

NOTE:  
NOT VALID UNLESS SEALED WITH  
THE REGIMENT SURVEYOR'S SEAL

BY:   
JOSE F. LOPEZ, P.E.M.  
Professional Surveyor & Mapper  
M3060, State of Florida.